

Projects with New Residential Units

Pending, Approved or Building Permits Issued as of 3/1/2016

City of Santa Barbara, Planning Division

Address	APN	Case Number	Net New Units	
Status: Pending				
601 ALAMEDA PADRE SERRA	031-261-004	MST2014-00422	1	JAL
This is a revised project description: Proposal for a new 1,326 square foot, 3-story affordable dwelling unit and a 523 square foot, 2-car attached garage on a 7,405 square foot lot. There is currently an existing 2-story, 2,159 square foot dwelling unit and garage on site which will be altered to remove a fireplace and add a 529 square foot rooftop deck. Total development on site will be 4,008 square feet. Staff Hearing Officer review is requested for a lot area modification and a zoning modification to encroach into the interior setback.				
Owner	TERI TUASON, 601 ALAMEDA PADRE SERRA, , SANTA BARBARA, CA 93103			
Architect	FRANK ROGUE, 775 W RODERICK AVENUE, , OXNARD, CA 93030			
119 S ALISOS ST	017-213-020	MST2013-00034	2	ABR
Proposal for two identical new two-story 1,784 square foot residential units with 224 square foot attached one-car garages. The new buildings would be located behind the existing 1,229 square foot one-story single-family residence. The proposal includes the two new detached units, a 360 square foot two-car carport, and two uncovered parking spaces for a total of six spaces on the 13,504 square foot lot.				
Owner	ALAMAR, LLC (CA), PO BOX 4853, , SANTA BARBARA, CA 93140			
Architect	GIL BARRY, 315 MEIGS RD, SUITE A 129, SANTA BARBARA, CA 93109			
626 ALSTON RD	015-171-020	MST2015-00463	1	JAL
Proposal to construct a 4,051 square foot, two-story, single-family residence with an attached 978 square foot, four-car garage. The project includes a new driveway and six-foot tall gate with columns, decks and patios, landscaping, and walkways. It also proposes 2,484 cubic yards of cut-and-fill grading outside of the building footprint and 982 cubic yards under the building footprint, with 18 cubic yards to be exported off site. The proposed total of 4,936 square feet on a 1.1 acre vacant lot in the Hillside Design District is 99% of the guideline maximum floor-to-lot area ratio (FAR). Staff Hearing Officer review is required to allow the garage to exceed the maximum allowable size of 750 square feet.				
Owner	FENTISOV LIVING TRUST, 200 W. SAKURA AVE., , LAS VEGAS, NV 89102			
Architect	JOSE LUIS ESPARZA, 1746 CALLE PONIENTE, , SANTA BARBARA, CA 93101			
940 ALSTON RD	015-173-028	MST2012-00007	1	SFDB
Proposal to construct a new 3,750 square foot two-story single-family residence, and an attached 750 square foot three-car garage located on a vacant 1.72 net acre lot in the Hillside Design District. A total of 1,220 cubic yards of onsite cut and fill grading is proposed, which involves 800 cubic yards beneath the main building footprint and 420 cubic yards elsewhere on site. Other site improvements include a new swimming pool, a new detached pool equipment/accessory structure, new site landscaping, including the removal of six existing oak trees and one palm tree, approximately 600 linear feet of a new, 6-foot tall, chain-link perimeter fencing, new site retaining walls, driveway entry gates, and a new driveway. The proposed total of 4,500 square feet is 84% of the guideline floor-to-lot area ratio (FAR). The project requires compliance with Planning Commission Resolution No. 012-85.				
03/07/2012	PC-Subst. Conformance APVD			
Owner	AMERICAN RIVIERA BANK, 1033 ANACAPA ST, , SANTA BARBARA, CA 93101			
Designer	NILS HOLROYD, 145 HERMOSILLO DR, , SANTA BARBARA, CA 93108			

Address	APN	Case Number	Net New Units	
Status: Pending				
634 ANACAPA ST	031-151-001	MST2015-00300	29	KAK
<p>Proposal to demolish two existing commercial buildings totaling 5,520 square feet and an existing 1,850 square foot single-family residential unit and detached garage to construct a new three-story mixed-use building on two lots (630 and 634 Anacapa St.) totaling 28,145 square feet. The new project consists of 4,955 square feet (net) of ground-level commercial space. Residential space is comprised of 8 studios, 13 one-bedroom units, and 9 two-bedroom units for a total of 30 units. A parking garage accessed from Ortega Street will provide 32 parking spaces. This is an Average Unit Density (AUD) Incentive Program Priority Housing project with a proposed density of 63 dwelling units per acre (du/ac) and an average unit size of 733 square feet. Planning Commission conceptual review is required.</p>				
Owner	CRAVIOTTO GEORGETTA TRUSTEE (for) G, 999 WINTHER WAY, , SANTA BARBARA, CA 93110			
Architect	THE CEARNAL COLLECTIVE, LLP, 521-1/2 STATE ST, , SANTA BARBARA, CA 93101			
Applicant	ANATEGA PARTNERS LLC, 1999 AVENUE OF THE STARS, SUITE 2850, LOS ANGELES, CA 90067			
Owner	CRAVIOTTO PRIMO INVESTMENTS, LLC, 1806 ROBBINS ST, , SANTA BARBARA, CA 93101			
21 W ARRELLAGA ST	027-231-021	MST2015-00088	-1	HLC
<p>Proposal to permit the "as-built" change of use for the existing 1,495 square foot building at 21 W Arrellaga Street from residential to nonresidential. The project includes the following associated site work to be conducted over two existing parcels at 21 W Arrellaga Street (APN: 027-231-003) and 1530 Chapala Street (APN: 027-231-021). Proposed project creates a total of six uncovered parking spaces to serve 21 W. Arrellaga. The existing legal non-conforming, one-car garage serving 1530 Chapala will remain unaltered. This project will address violations in enforcement cases (ENF2014-01017 and ENF2012-00036). The building at 21 W Arrellaga is on the City's Potential Historic Resources List and the State Historic Resources Inventory: Philip Raffour Residence; Craig Residence; c. 1890. The building at 1530 Chapala is a designated Structure of Merit: Hiscock Residence.</p>				
Owner	HUTTON FOUNDATION, 26 W ANAPAMU ST # 4, , SANTA BARBARA, CA 93101			
Applicant	LAUREN DEASON, 535 SANTA BARBARA, , SANTA BARBARA, CA 93101			
Architect	DAWN SHERRY, 535 SANTA BARBARA ST, , SANTA BARBARA, CA 93101			
715 BOND AVE	031-231-015	MST2015-00198	6	TB
<p>Proposal to demolish an existing one-story single-family residence and carport located on a 5,000 square foot parcel in the Priority Housing Overlay area, and construct a new 5,785 square-foot, four-story, seven-unit apartment building. The building would have a seven-car carport on the ground floor, the second floor would have three units, and the third and fourth floors would consist of two units each. The project would be developed under the Average Unit Size Density Incentive Program (AUD) with the average size of the units to be 826 square feet.</p>				
Owner	MONICA ELIAS CALLES-GONZALEZ, 1450 ALAMEDA PADRE SERR, , SANTA BARBARA, CA 93103			
Architect	WABI SABI ARCHITECTURE, ATTN: TERRY IRWIN, 15 E. HALEY STREET, #326, SANTA BARBARA, CA 93101			
309 E CANON PERDIDO ST	029-301-034	MST2010-00265	1	UNA
<p>Proposal to demolish an existing 1,233 square foot, one-story, single-family residence and construct a new 4,075 square foot, two-story duplex, and subterranean parking garage with four parking spaces on a 5,037 square foot lot. Staff Hearing Officer approval is requested for zoning modifications to allow encroachment into the front and interior yard setbacks and to not provide the total amount of required open space.</p>				
Owner	SLIGH FAMILY TRUST, 29130 LAUREL VALLEY DR, , VISTA, CA 92084			
Architect	AB DESIGN STUDIO, 130 N CALLE CESAR CHAVEZ, #8, SANTA BARBARA, CA 93103			
Owner	DANIEL MICHEALSEN, 600 CHAPALA STREET, SUITE A, SANTA BARBARA, CA 93101			

Address	APN	Case Number	Net New Units	
Status: Pending				
2215 CARLTON WAY	041-326-002	MST2015-00130	1	KAB
Proposal for a Coastal Development Permit for a Secondary Dwelling Unit.				
Owner	TOWNSEND, CONSTANCE S REVOCABLE LIV, 2215 CARLTON WAY, , SANTA BARBARA, CA 93109			
813 E CARRILLO ST	029-251-016	MST2015-00602	16	ALD
Proposal for a project under the Average Unit Density Incentive Program (AUD). The project includes the demolition of an existing 1,428 square foot 2-story house and construction of 16 affordable studio units in three 2- and 3-story buildings totaling 5,112 square feet. The units will be restricted to war veterans. Also proposed is a 2- and 3-story, 589 square foot community center, 387 square foot, 2-story manager's unit with attached 1-car carport, a 234 square foot manager's office, 89 square foot laundry facility, and trash enclosure. Seventeen parking spaces are required, with eight proposed. Staff Hearing Officer approval of Zoning Modifications is requested to allow a reduction in the number of required parking spaces, a reduction in the number of required bicycle parking spaces, and to exceed the maximum number of units per acre. The average unit size is 357 square feet and the proposed residential density is 49 dwelling units per acre, with a maximum of 27 dwelling units per acre allowed on this 15,005 square foot parcel. The General Plan Land Use Designation is Medium High Density Residential, allowing 15-27 dwelling units per acre.				
Owner	HOUSING AUTHORITY OF THE CITY OF SB, 808 LAGUNA ST, , SANTA BARBARA, CA 93101			
Architect	RRM DESIGN GROUP, ATTN: LISA PLOWMAN, 10 E FIGUEROA ST, SUITE 1, SANTA BARBARA, CA 93101			
923 CASTILLO ST	039-301-014	MST2015-00468	3	KAB
PRT for new three unit residential condominium development on a vacant lot.				
Owner	RBH FAMILY LIVING TRUST 01/30/2012, 1111 VIA CHAPARRAL ST, , SANTA BARBARA, CA 93105			
Architect	EDWARDS- PITMAN ARCHITECTS, ATTN: RICHARD REDMOND, 120 E. DE LA GUERRA ST, SANTA BARBARA, CA 93101			
1124 CHINO ST	039-192-032	MST2007-00533	2	UNA
The proposal includes a voluntary lot line merger of two existing parcels (1122 and 1124 Chino St.) to create one 16,425 square foot parcel; a condominium conversion of an existing two-bedroom duplex and an existing accessory building into a two-bedroom unit; and the construction of a new four-bedroom unit. The proposal will result in four residential condominiums to include the existing two-story, two-bedroom duplex, with each unit having two-bedrooms (totaling 3,526 square feet), a one-story, two-bedroom unit (829 square feet), and a new two-story, four-bedroom unit (1,528 square feet) to be constructed above proposed garages. A total of eight parking spaces are proposed with six covered spaces (provided in two two-car garages and two one-car garages) and two uncovered spaces. New six foot site walls and fencing, landscaping and permeable paving are also proposed. Project requires review by the Staff Hearing Officer for a Tentative Subdivision Map and modifications to encroach into required setbacks.				
Owner	TOM PARSAL, 1124 CHINO ST., , SANTA BARBARA, CA 93101			
Architect	GILBERT GARCIA, 122 E ARRELLAGA STREET, , SANTA BARBARA, CA 93101			

Address	APN	Case Number	Net New Units	
Status: Pending				
116 E COTA ST	031-201-003	MST2015-00627	15	JSK
<p>Proposal for a new four-story mixed-use building adjacent to Plaza Vera Cruz. The project includes 15 two-bedroom, two-bathroom residential units and approximately 832 square feet of commercial space. Sixteen covered parking spaces will be provided on the ground level. Residential units will be on the second, third, and fourth floors. A 3,238 square foot roof deck is also proposed. Planning Commission review is required for the building to exceed 45 feet in height and for Community Benefit Housing Project findings. Proposed building height is a maximum of 58 feet. Under the Average Unit Density Incentive Program (AUD), the proposed residential density is 61 dwelling units per acre, with an average unit size of 827 square feet. A maximum density of 63 dwelling units per acre is allowed on this 10,865 square foot parcel designated Medium-High Density and within the Priority Housing Overlay area.</p>				
Owner	COTA STREET, LLC, 725 DE LA GUERRA PLAZA, , SANTA BARBARA, CA 93101			
Architect	AB DESIGN STUDIO, ATTN: KEN VERMILLION, 420 E HALEY ST, SANTA BARBARA, CA 93101			
1035 COYOTE RD	021-061-005	MST2016-00003	1	MJB
<p>Proposal to abate violations listed in ENF2015-00314 (and ZIR2015-00535) to permit the "as-built" conversion of the existing workshop/storage into a dwelling unit and new construction of a two-carport. Zoning Modifications are requested to allow the conversion of the workshop/storage to be converted to a dwelling unit and for the construction of a new two-car carport located within the required front setback.</p>				
Owner	BERRETT 2009 FAMILY TRUST 4/11/09, 814 W PEDREGOSA ST, , SANTA BARBARA, CA 93101			
Applicant	RICK STARNES, 2270 SYCAMORE CANYON RD, , SANTA BARBARA, CA 93108			
Architect	RICK STARNES, SAME AS APPLICANT, 2270 SYCAMORE CYN RD, SANTA BARBARA, CA 93108			
113 W DE LA GUERRA ST	037-082-027	MST2015-00626	23	IVU
<p>PRT submittal for an AUD mixed use project, The proposal includes 23 new residential rental units, 29 covered parking spaces, demolition of 4,545 square feet of existing commercial space and the proposal will retain approximately 17,00 square feet of existing commercial portions of the existing historic structure on site. a lot merger</p>				
Owner	DEWILDE, JOHN R, 115 W DE LA GUERRA, , SANTA BARBARA, CA 93101			
Architect	DMHA, 1 N CALLE CESAR CHAVEZ, , SANTA BARBARA, CA 93101			
825 DE LA VINA ST	037-041-024	MST2015-00213	21	TB
<p>The project is for a mixed-use development on a 14,750 square-foot vacant lot. The proposal includes 21 apartment units and 1,000 square feet of commercial square footage, with 27 parking spaces in a 17,835 square-foot, four-story building. The project is being proposed under the AUD Incentive Program - Priority Housing Overlay at 63 du/acre.</p>				
Owner	JADE CAPITAL, LLC, 300 SHEFFIELD DR, , SANTA BARBARA, CA 93108			
Architect	JAN HOCHHAUSER, 122 E. ARRELLAGA STREET, , SANTA BARBARA, CA 93101			
1837 1/2 EL CAMINO DE LA LUZ	045-100-065	MST2002-00214	1	KAK
<p>Proposal to construct a new two-story, 1,505 square foot single family residence with an attached 429 square foot, two-car garage located on a 23,885 square foot vacant bluff-top lot in the appealable jurisdiction of the Coastal Zone and in the Hillside Design District. Grading quantities total approximately 288 cubic yards of cut and 21 cubic yards of fill. The proposed total of 1,934 square feet is 41% of the guideline floor-to-area ratio (FAR). Project requires Planning Commission review for a Coastal Development Permit.</p>				
Owner	HERBERT BARTHEL, TRUSTEE, 1701 SHORELINE DRIVE, , SANTA BARBARA, CA 93109			
Agent	BRENT DANIELS, 3 W. CARRILLO, SUITE 205, , SANTA BARBARA, CA			
Architect	PEIKERT GROUP ARCHITECTS, 10 E. FIGUEROA ST, SUITE 1, SANTA BARBARA, CA 93101			

Address	APN	Case Number	Net New Units	
Status: Pending				
1925 EL CAMINO DE LA LUZ Proposal for new single family residence.	045-100-024	MST2011-00446	1	KAK
Owner	EMPRISE TRUST 2/15/11, 1729 CALLE BOCA DEL CAN, , SANTA BARBARA, CA 93101			
101 GARDEN This case is for the Master Plan which implements the specific plan for the Paseo de la Playa project (Wright property). Three individual sites are included: Site 1 includes 91 residential condominiums in two- and three-story buildings over podium parking for 187 cars; Site 2 includes 16 affordable residential apartments in a three-story building with 12 garage parking spaces below; and, Site 3 includes a 45,125 square foot commercial building with a manager's residential unit and a surface parking lot for 142 cars. Laguna Channel runs along the east side of this site.	017-630-018	MST2006-00210	108	ALD
Owner	WRIGHT PARTNERS, 130 GARDEN ST, , SANTA BARBARA, CA 93101			
Architect	LENVIK & MINOR, , 315 W. HALEY, SANTA BARBARA, CA 93101			
Agent	TRISH ALLEN, 800 SANTA BARBARA, , SANTA BARBARA, CA 93101			
Agent	SUZANNE ELLEDGE, 1029 SANTA BARBARA STREET, , SANTA BARBARA, CA 93101			
Architect	PEIKERT GROUP ARCHITECTS, 12 E FIGUEROA ST, , SANTA BARBARA, CA 93101			
125 E GUTIERREZ ST One-time conceptual review. Proposal to construct a 10-unit, three-story rental apartment building under the Average Unit-Size Density Incentive Program (AUD). The building consists of 10 parking spaces at grade in a parking garage, five units on the second floor, five units on the third floor, and a roof deck providing open space on the third floor roof. The existing one-story, 1,100 square foot single family dwelling and detached 220 square foot garage will be demolished. The project is located on a 7,050 square foot site within the Priority Housing Overlay area.	031-271-012	MST2016-00056	9	TB
Owner	MICHAEL AND LISA SCHLAGEL, 990 CAMINO MEDIO, , SANTA BARBAA, CA 93110			
Architect	FERGUSON ETTINGER ARCHITECTS, ATTN: BRETT ETTINGER, 29 PARKER WAY, SANTA BARBARA, CA 93101			
219 E HALEY ST Proposal for the demolition of six existing residential units to be replaced with a three story mixed-use on a 25,113 SF lot. The building is comprised of 36 two bedroom, two bathroom units totaling 28,617 SF and two commercial spaces totaling 2,520 SF. A total of 31,137 SF are proposed onsite with 46 covered parking spaces. This project is developed under the Average Unit Density Incentive Program and is required to have Planning Commission Conceptual review. The average unit size is 795.	031-202-014	MST2016-00078	30	KAB
Owner	PRICE LIVING TRUST 9/28/07, PO BOX 61106, , SANTA BARBARA, CA 93160			
Architect	DMHA, 1 N CALLE CESAR CHAVEZ, , SANTA BARBARA, CA 93101			
927 E HALEY ST This is a revised project description: Proposal to demolish an existing 144 square foot detached 1-car garage and construct a new 2-story, 1,186 square foot accessory dwelling unit and 524 square foot 2-car attached garage at the rear of the parcel. An existing 1-story, 579 square foot dwelling unit at the front of the parcel will remain unchanged. Also proposed is to demolish a 128 square foot storage shed. Total new square footage on site will be 1,804 square feet. There is no grading proposed. This project will address violations identified in Zoning Information Report ZIR2014-00333.	031-241-015	MST2014-00410	1	ABR
Owner	WARDER R BAYLY, 1746 OLIVE AVE, , SANTA BARBARA, CA 93101			
Designer	DIANA COSTEA, 2634 MONTROSE PLACE, , SANTA BARBARA, CA 93105			

Address	APN	Case Number	Net New Units	
Status: Pending				
15 S HOPE AVE	051-040-058	MST2015-00010	48	ALD
This is a revised project description. Proposal to demolish an existing 8,368 square foot commercial building and construct a four-story mixed-use development with an underground parking garage. New development would consist of 780 square feet of commercial space on the ground level and 48 residential units totaling approximately 39,015 square feet. There would be six commercial parking spaces and 48 residential spaces. This project is being reviewed under the Priority Housing Overlay of the Average Unit Size Density (AUD) Incentive Program. Planning Commission Concept Review is required.				
Owner	JOHNMANN HOLDING LLC, 8687 MELROSE AVE B538, , LOS ANGELES, CA 90069			
Architect	R & A ARCHITECTURE + DESIGN, INC., 4200 SEPULVEDA BLVD., SUITE 100, CULVER CITY, CA 90230			
Agent	DUDEK, ATTN: KEN MARSHALL, 621 CHAPALA, SANTA BARBARA, CA 93101			
251 S HOPE AVE	051-240-008	MST2014-00142	90	KAK
Proposal by the Housing Authority of the City of Santa Barbara for a new, four-story affordable housing development for very-low and low income frail, elderly residents under the Average Unit-Size Density (AUD) Incentive Program on a 1.76 acre lot adjacent to Arroyo Burro Creek. The project includes 89 studio apartments, one-bedroom manager's unit, commercial kitchen, dining facilities, and common areas (lobby/reception area, conference room, offices, gift shop, salon, gym, and activity room). The total building area is 56,735 square feet (gross). The average unit size is 332.5 square feet. A total of 34 vehicular and 5 bicycle parking spaces are proposed. Planning Commission approval is requested for a Front Setback Modification to allow the building to encroach into the required front setback (based on AUD requirements for R-3); a Lot Area Modification to allow 90 residential units instead of 47 residential units on the subject property; and a Parking Modification to allow 34 vehicle and 5 bicycle parking spaces instead of the required 90 vehicle and 90 bicycle parking spaces required for AUD projects. A Planning Commission recommendation to City Council is requested for an Amendment to the Rancho Arroyo Specific Plan to allow Community Benefit Housing and Recreation/Open Space as additional uses in Area A-2 and a Zone Change to Rancho Arroyo Specific Plan Area A-2 from E-3 (One-Family Residence Zone) to R-3 (Limited Multiple-Family Residence Zone).				
Owner	HOUSING AUTHORITY OF THE CITY OF SB, 808 LAGUNA ST, , SANTA BARBARA, CA 93101			
Architect	PEIKERT + RRM DESIGN GROUP, 10 E FIGUEROA ST, , SANTA BARBARA, CA 93101			
Applicant	HOUSING AUTHORITY OF THE CITY OF SB, 808 LAGUNA ST, , SANTA BARBARA, CA 93101			
1480 LOU DILLON (PARCEL B)	015-202-048	MST2008-00527	1	SFDB
Proposal for a new two story 2,490 square foot single family residence on a vacant 2.2 acre lot. The project includes a swimming pool, pool cabana, detached 750 square foot garage, and grading on a 2.25 acre vacant lot in the Hillside Design District. The proposed total of 4,364 square feet is 77% of the maximum guideline FAR.				
Owner	FINK, ALBERT W, 1600 W BEVERLY DR, , VISALIA, CA 93277			
Architect	AB DESIGN STUDIO INC, PO BOX 22204, , SANTA BARBARA, CA 93121			

Address	APN	Case Number	Net New Units	
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Status: Pending

121 E MASON ST	033-084-005	MST2014-00115	125	ALD
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Proposal for a four-story, mixed-use development with a tentative subdivision map for apartments and commercial condominiums. The residential portion of the project consists of 125 apartments with an average unit size of 598 square feet, including 10 units affordable to low income households. The proposed density is 166% greater than the base density of 47 studios provided by the Variable Density Program. The 36,446 square foot non-residential portion of the project includes 7,875 square feet of restaurant use, 10,574 square feet of retail and 10,951 square feet of light industrial/manufacturing arts-related uses. Proposed public improvements include conversion of Gray Avenue/Mason Street and Santa Barbara Street to one-way circulation, new on-street parking, and valet service on Gray Avenue. A Parking Modification is requested to provide 186 parking spaces rather than the 334 parking spaces required by code. The project includes requests for two concessions/incentives per State Density Bonus Law: (1) to provide 61 additional apartments beyond the 17 required under State Density Bonus Law, and (2) to allow for additional bedrooms. The project also requests the following development standard reductions per State Density Bonus Law: (1) to allow a four story development; (2) to increase the maximum height limit from 45 feet to 56 feet; and (3) to allow the required common outdoor living space to be located above grade.

Architect DAN WEBER, 740 STATE STREET, 3RD FLOOR, SUITE B, SANTA BARBARA, CA 93101

Owner SOMO SB, LLC, ATTN: TONY TOMASELLO, PO BOX 92251, SANTA BARBARA, CA 93190

210 MEIGS RD	045-110-011	MST2015-00138	5	ALD
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Concept review of a proposal to construct five new single-family residences in a five-lot subdivision that was approved by the Planning Commission on March 5, 2009 under separate application MST2006-00476. Each of the five lots is located within the non-appealable jurisdiction of the Coastal Zone. Lot 1: Proposal for a one-story, 2,831 square foot single-family residence with an attached two-car garage on an 8,630 square foot lot. This proposal is 85% of the required maximum floor-to-lot area ratio (FAR). Lot 2: Proposal for a two-story, 3,025 single-family residence with an attached two-car garage on a 7,313 square foot lot. This proposal is 100% of the required maximum FAR. Lot 3: Proposal for a two-story, 3,025 square foot single-family residence with an attached two car garage. This proposal is 92% of the required maximum FAR. Lot 4: Proposal for a two-story, 3,178 square foot single-family residence with an attached two car garage. This proposal is 100% of the required maximum FAR. Lot 5: Proposal for a two-story, 2,831 square foot single-family residence with an attached two car garage. This proposal is 73% of the required maximum FAR. Each project shall comply with Planning Commission Resolution No. 007-09.

Owner 210 MEIGS ROAD LLC, 121 GRAY AVE #300, , SANTA BARBARA, CA 93101

Agent RICH RIDGEWAY, 200 E. CARRILLO STREET, SUITE 200, SANTA BARBARA, CA 93101

Architect PETE EHLEN, 401 B EAST HALEY ST., , SANTA BARBARA, CA 93101

418 N MILPAS ST	031-311-033	MST2015-00614	31	UNA
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Proposal to construct a 4-story mixed-use development consisting of 31 apartments and a 114 room hotel. The proposal includes amenities including a breakfast area, banquet hall, pool, fitness room, and landscaped patios. 145 parking spaces will be provided on and below grade.

Agent KEN MARSHALL, 621 CHAPALA ST, , SANTA BARBARA, CA 93101

Applicant 418 N MILPAS, LLC, C/O JAYESH KUMAR, 3334 OAK GLEN DRIVE, HOLLYWOOD, CA 90068

Owner RIVIERA VISTA I, LLC, 1230 COAST VILLAGE CIR, STE K, , SANTA BARBARA, CA 93108

Architect NIKHIL KAMAT, NKLOSURES, 15560-C ROCKFIELD BLVD, IRVINE, CA 92618

Address	APN	Case Number	Net New Units	
Status: Pending				
701 N MILPAS ST	031-121-014	MST2015-00561	69	ARB
<p>Proposal for a new four-story, 57,721 square foot mixed-use developed to be reviewed under the Average Unit Density Incentive Program (AUD). Two existing residential units and commercial buildings totaling 33,000 square feet will be demolished. A total of 6,656 square feet of non-residential use is proposed as well as 51,065 square feet of residential use in 73 units. The unit mix will consist of 32 2-bedroom, 2-bath units, 32 1-bedroom, 1-bath units, and nine 2-bedroom, 1-bath units. A total of 100 parking spaces are required, with 94 proposed. There would be 77 bicycle parking spaces. The average unit size will be 700 square feet, of which the maximum allowed is 970 square feet. This 69,610 square foot site encompasses eight parcels which will be merged, with a General Plan Land Use designation of Commercial/High Residential of 28-36 dwelling units per acre in the Priority Housing Overlay District. Planning Commission review is requested for a zoning modification to provide less than the required parking as well as concept review under AUD.</p>				
Owner	711 N MILPAS, LLC, 711 N MILPAS ST, , SANTA BARBARA, CA 93103			
Applicant	RRM DESIGN GROUP, ATTN: LISA PLOWMAN, 10 E. FIGUEROA ST., SANTA BARBARA, CA 93101			
321 OCEANO AVE	045-071-003	MST2015-00347	3	TB
<p>Proposal to demolish the existing single-family dwelling and garage, and construct three new dwelling units. The project consists of a two-story 1,113 square foot single dwelling with attached 425 square foot two-car garage at the front of the lot, and a three-story 2,263 square foot duplex with two attached 425 square foot two-car garages at the rear of the lot. The project includes 350 cubic yards of fill and 50 cubic yards cut grading, new paving, and landscaping on this 7,564 square foot site. Planning Commission review is requested for a Coastal Development Permit and a zoning modification of the required minimum lot area to allow three dwelling units on the site.</p>				
ABR-Project Design Approval				
Owner	BRAD AND CYNTHIA FROHLING LIVING TRUST, 249 SAN NICOLAS, , SANTA BARBARA, CA 93109			
Architect	ACME ARCHITECTURE, ATTN: KEITH RIVERA, 339 WOODLEY CT., SANTA BARBARA, CA 93105			
1028 OLIVE ST	029-230-017	MST2015-00583	1	SGG
<p>Proposal to demolish an existing 409 square foot detached 2-car garage and construct a one story, 782 square foot dwelling unit and 540 square foot 3-car carport. The carport will connect an existing 1,574 square foot dwelling unit at the front of the parcel to the new one at the rear, resulting in a duplex. Parking will be provided with three covered and one uncovered parking spaces on this approximately 7,500 square foot parcel.</p>				
Owner	ADELAIDA ORTEGA, 1028 OLIVE ST, , SANTA BARBARA, CA 93101			
Applicant	DEXIGN SYSTEMS, ATTN: ANTONIO XIQUES, PO BOX 3861, SANTA BARBARA, CA 93130			
510 E ORTEGA ST	031-171-002	MST2015-00530	4	ABR
<p>Proposal to demolish an existing 816 square foot single-family residence and detached garage and construct a three story five-unit apartment building under the Average Unit Density (AUD) Incentive Program. The project will consist of two studio units, two two-bedroom units, and one three-bedroom unit, all totaling 4,807 square feet, with an average unit size of 961 square feet. A total of five covered parking spaces will be provided in a ground level garage. All existing trees will be removed including a 30' tall Jacaranda in the front yard and six 8' to 12' fruit trees in the rear yard. No grading is proposed. The 5,000 square foot parcel is designated medium-high density, and is within the priority housing overlay area with a maximum average unit size of 970 square feet. This project addresses violations identified in Zoning Information Report ZIR2014-00421 and Enforcement Case ENF2014-00954.</p>				
Owner	TOM AND MONICA CURRY, P.O. BOX 3127, , SANTA BARBARA, CA 93130			
Applicant	BILDSTEN ARCHITECTURE AND PLANNING, ATTN: ERICA OBERTELLI, 424 OLIVE STREET, SANTA BARBARA, CA 93101			

Address	APN	Case Number	Net New Units	
Status: Pending				
1217 PUNTA GORDA ST	017-293-014	MST2015-00031	1	ABR
<p>Proposal to construct a new, 798 square foot 3-story dwelling unit at the rear of an existing 916 square foot 1-story dwelling unit, and to demolish an existing 370 square foot carport. A 655 square foot 4-car carport will comprise the ground floor of the new unit and will be attached to the existing unit. Also proposed on this approximately 5,000 square foot parcel is to legalize an as-built 4'-6" tall CMU wall topped with wrought iron railings, and to construct a new 5'-0" tall fence. There will be 1,468 square feet of permeable paving for the new driveway. An Administrative Exception is requested to allow an as-built over-height wall at the front property line. Staff Hearing Officer review is required for a zoning modification to change the basic exterior characteristics of the existing one-story structure in the required interior setback.</p>				
Owner	GUTIERREZ FAMILY TRUST, 3002 PASEO DEL REFUGIO, , SANTA BARBARA, CA 93105			
Applicant	WINDY DESIGN CONSULTANT, ATTN: PATRICIO NAVA, 420 E. ARRELLAGA ST., SANTA BARBARA, CA 93101			
1531 SAN MIGUEL AVE	045-131-031	MST2016-00062	1	SFDB
<p>Proposal to construct a new 2,615 square foot, two-story, single-family residence with an attached 498 square foot, two-car garage. The project includes two uncovered guest parking spaces, a new driveway, new site walls, and perimeter fencing. The proposed total of 3,113 square feet of development on a 12,764 square foot vacant lot is 77% of the required maximum floor-to-lot area ratio (FAR). The project is located in the Non-Appealable Jurisdiction of the Coastal Zone and requires Coastal review.</p>				
Applicant	KEN DICKSON, 424 OLIVE ST, , SANTA BARBARA, CA 93101			
Owner	PETER & DO HIRTH, 1531 SAN MIGUEL AVE, , SANTA BARBARA, CA 93109			
601 SAN PASCUAL ST	037-101-014	MST2008-00091	1	ABR
<p>Proposal to demolish the existing 355 square foot garage and 78 square foot attached shed and construct a new three-bedroom, 1,163 square foot second story residential unit above a new 1,297 square foot three, two-car garage structure and attached 45 square foot shared laundry facility. The 12,000 square foot lot is currently developed with two residential units (1,200 and 1,151 square feet). The proposal also includes a 114 square foot first-story and 451 square foot second-story addition to the existing 1,151 square foot residential unit to result in a five-bedroom, 1,716 square foot residential unit. The existing three-bedroom 1,200 square foot residential unit will remain unaltered. The proposal will result in three residential units (at 1,163 square feet, 1,200 square feet, and 1,716 square feet) and the three, two-car garage structure (totaling 1,297 square feet).</p>				
Owner	PINI, DARIO, 1335 MISSION RIDGE, , SANTA BARBARA, CA 93103			
Architect	MURPHY & ASSOCIATES, ARCHITECTS, 3040 STATE #C, , SANTA BARBARA, CA 93105			
601 SAN PASCUAL ST	037-101-014	MST2013-00019	2	ABR
<p>Revised proposal for four units under the Average Unit-size Density (AUD) Incentive Program. The two existing one-story single-family units will remain. The project includes two new 1,020 square foot two-story single-family units with attached 245 square foot one-car garages to be located at the rear of the lot. The existing 355 square foot two-car garage will be demolished. The project includes a new driveway from Cota Street, six new uncovered parking spaces, and landscaping.</p>				
Owner	PINI, DARIO, 1335 MISSION RIDGE, , SANTA BARBARA, CA 93103			
Architect	GIL BARRY, 3130 BRAEMAR DRIVE, , SANTA BARBARA, CA 93109			
800 SANTA BARBARA ST	031-012-028	MST2015-00023	23	SMR
<p>Conceptual review of a revised proposal to demolish the existing 1,965 net square foot, one-story non-residential building and construct a 20,083 square foot, three-story mixed-use building on an 18,568 square foot lot. The project consists of 1,383 square feet of commercial floor area and 23 residential units above a 12,682 square foot subterranean parking garage containing 27 parking spaces, storage, and service areas. This is an AUD Priority Housing development with a proposed density of 56 dwelling units per acre and with an average unit size of 775 square feet.</p>				
Owner	800 SANTA BARBARA, LLC, 800 SANTA BARBARA ST, , SANTA BARBARA, CA 93101			
Applicant	JAN HOCHHAUSER, 122 E ARRELLAGA, , SANTA BARBARA,			

Address	APN	Case Number	Net New Units	
Status: Pending				
1032 SANTA BARBARA ST	029-212-024	MST2016-00071	7	HLC
One time Concept Review. Proposal to demolish the existing one-story office and one-story single-family residence and construct a new three-story mixed use building under the AUD program. The proposal includes 8 residential units, 11 covered parking spaces, and 1,261 square feet of one-story commercial space.				
Owner	DAVID P MYERS, 1032 SANTA BARBARA ST, , SANTA BARBARA, CA 93101			
Applicant	MELISA TURNER, 29 W CALLE LAURALES, , SANTA BARBARA, CA 93105			
1400 SANTA FE PL	035-480-001	MST2006-00736	8	MGS
A proposal to rezone the property from E-1(Single-Family Residential) to R-2 (Two-Family Residential) and for a one lot subdivision to construct 9 condominium units consisting of 4 moderate affordable units and 5 market rate unit and for modification of street frontage requirement and a waiver of public road improvements.				
02/26/2008	CC-PC Appeal (Initiation APVD)			
Owner	SANTA FE COURT, LLC, 1418 CLIFF DR, , SANTA BARBARA, CA 93109			
Agent	L & P CONSULTANTS, 3 WEST CARRILLO ST., STE 205, , SANTA BARBARA, CA 93101			
1308 SANTA TERESITA DR	055-141-019	MST2015-00366	1	SFDB
Proposal for a 3,190 square foot, one-story, single-family residence with an attached 565 square foot attached two-car garage. The project includes a new driveway, swimming pool and spa, new patios, retaining walls, a trellis patio cover in the rear yard, and 420 cubic yards of cut and fill grading. The proposal of 3,755 square feet on a 1-acre, previously developed vacant lot in the Hillside Design District is 75% of the guideline maximum floor-to-lot area ratio (FAR).				
Owner	HEINE, JOHN C, 40 CHERRY BROOK RD, , WESTON, MA 02493			
Applicant	STEVE FORT, 1625 STATE ST, STE 1, SANTA BARBARA, CA 93101			
Architect	MARY ANDRULAITIS, 888 LINDEN AVENUE, , CARPINTERIA, CA 93013			
915 W VALERIO ST	043-203-005	MST2015-00564	1	JAL
This is a revised project description. Proposal to demolish an existing 324 square foot two-car garage, an "as-built" 134 square foot building and an "as-built" outdoor fireplace at the rear of a 7,500 square foot parcel. Also, proposed is construction of a new 430 square foot two-car garage with a 591 square foot, one bedroom dwelling unit above with a 123 square foot deck on the second-level, 226 square feet of detached accessory space and an uncovered parking space. The existing 1,443 square foot single family dwelling at the front of the property is proposed to remain. This project will result in two dwelling units and 2,690 square feet of development. Staff Hearing Officer review is requested for a zoning modification to allow two covered and one uncovered parking spaces instead of the two covered and two uncovered parking spaces required. This project will address violations identified in Zoning Information Report (ZIR98-00088).				
Owner	RICHARD JAMES HOWLEY, , , ,			
Architect	ROBERT J PESTER ARCHITECT, 645 E. MICHELTORENA, , SANTA BARBARA, CA 93103			
226 S VOLUNTARIO ST	017-252-013	MST2015-00566	2	ABR
Proposal to demolish an existing 1,095 square foot, one story dwelling unit and construct a new 1,441 square foot, two story duplex (Building A) and new 935 square foot, two story dwelling unit (Building B) under the Average Unit Density Incentive Program. Three existing buildings, Building C, an 866 square foot, one-story dwelling unit, Building D, a 2,180 square foot, three story dwelling unit with attached one car garage, and a detached two car garage will remain unchanged. Two new uncovered parking spaces are proposed, resulting in a total of three covered and two uncovered parking spaces. One mature avocado tree will be removed. The average unit size will be 1,084 square feet, with a maximum average unit size allowed of 1,090 square feet. The 11,250 square foot parcel has a General Plan Land Use Designation of Medium-High, 15-27 dwelling units per acre. This project addresses zoning violations identified in enforcement cases ENF2015-00024 and ENF2015-00517.				
Owner	EDWARD ST GEORGE, 6563 TRIGO RD # 101, , ISLA VISTA, CA 93117			
Applicant	ON DESIGN LLC, ATTN: SHELBY MESSNER, P.O. BOX 489, SANTA BARBARA, CA 93102			
Architect	ON DESIGN LLC, ATTN: KEITH NOLAN, PO BOX 598, SANTA BARBARA, CA 93102			

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Address	APN	Case Number	Net New Units	
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Status: Approved

416 ANACAPA ST **031-271-020** **MST2005-00543** **3** **CAS**

Proposal for a three-story mixed-use building consisting of 989 square feet of commercial space on the ground floor, two two-bedroom residential condominium units on the second floor with square footages of 1,023 and 1,077 square feet, and one 1,680 square foot residential condominium unit on the third floor. An existing 2,960 square foot commercial building would remain at the rear of the 9,000 square foot lot and an existing 1,500 square foot commercial building would be demolished. The proposal includes four covered and five uncovered spaces, and 179 cubic yards total of cut grading. The project requires Staff Hearing Officer approval of a Tentative Subdivision Map and approval of a Modification for reduction of the 10% open space required.

12/20/2006 SHO-APVD-Design Review Req'd
12/17/2007 PC-Subst. Conformance APVD
11/12/2008 SHO-Time Extension APVD
01/11/2012 SHO-Time Extension APVD
10/17/2013 SHO-Time Extension APVD

Owner B & W INVESTMENTS, PO BX 3122, , SANTA BARBARA, CA 93130
Architect DON PEDERSON, 1230 COAST VILLAGE ROAD, STE H, , SANTA BARBARA, CA 93108
Applicant HAL D BRUINGTON, P.O. BOX 3122, , SANTA BARBARA, CA 93130

710 ANACAPA ST **031-081-013** **MST2008-00362** **1** **HLC**

This is a Structure of Merit: "Carpenter Gothic Cottage." Proposal to demolish 985 s.f. of the non-historic portion of an existing mixed-use building (currently 162.5 s.f. of commercial space and 1,399 s.f. of residential duplex space) resulting in a 418 s.f. commercial space and 337 s.f. commercial basement storage area. Also proposed is to construct a new, three story, 3,035 s.f. mixed-use building with 448 s.f. of commercial space and a 1,941 s.f., three-bedroom residential unit. This will result in an increase of 1,040 s.f. for commercial use, which will require Development Plan Approval findings. Two residential parking spaces and one commercial parking space will be provided in a ground level garage, as well as one uncovered handicapped accessible parking space. The project will include permeable paving, landscaping, irrigation, and drainage improvements of the site. There will be 514 c.y. of grading, of which 86 c.y. will be exported off site.

11/12/2008 HLC-Prelim Approval-Project
10/13/2010 HLC-Final Approval - Project
05/23/2011 HLC-Time Extension (Approved)

Owner ADAME TRUST, 1125 ARBOLADO RD, , SANTA BARBARA, CA 93103
Architect PEIKERT GROUP ARCHITECTS, ATTN: LISA PLOWMAN, 10 E FIGUEROA ST, # 1, SANTA BARBARA, CA 93101
Agent SHELLEY BOOKSPAN, 1807 LASUEN, , SANTA BARBARA, CA 93103

1714 ANACAPA ST (LOT 2) **027-111-014** **MST2013-00045** **1** **SFDB**

Proposal to construct a new two-story, 2,306 square foot, single-family residence and an attached 482 square foot two-car garage, located on a vacant 7,330 square foot parcel. The proposal includes associated flat work, landscaping, and site walls. The design includes the roof location for possible future solar panels. This is a new parcel (Lot 2) created by a three lot subdivision approved by Planning Commission on October 8, 2009 (Resolution No. 040-09). The proposed total of 2,788 square feet is 92% of the guideline floor-to-lot area ratio (FAR).

02/25/2013 SFDB-Project Design Approval
06/03/2013 SFDB-Final Approval - Project
10/29/2014 SFDB-After Final (Approved)
01/22/2015 EXC-Zoning Exception Approved

Owner 1712 ANACAPA STREET, LLC (CA), PO BOX 775850, , STEAMBOAT SPRINGS, CO 80477
Applicant JARRETT GORIN, 735 STATE ST, STE 204, , SANTA BARBARA, CA 93110
Architect PEIKERT GROUP ARCHITECTS, LLP, 10 E. FIGUEROA ST, STE 1, , SANTA BARBARA, CA 93101

Address	APN	Case Number	Net New Units	
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Status: Approved

1712 ANACAPA ST (ORIGINAL PARCEL) **027-111-014** **MST2008-00435** **2** **KAB**

Proposal to subdivide an existing 23,160 square foot lot and create a three-lot subdivision to include one single-family residence on each proposed lot. Parcel 1 would be 8,140 square feet and would include a new two-story 2,650 square foot single-family residence with a new two-car garage. Parcel 2 would be 7,020 square feet with a new two-story 2,440 square foot square foot single-family residence with a new two-car garage. Parcel 3 would be 8,000 square feet and would be the site for a new two-story 2,720 square foot single-family residence with a new two-car garage. Pedestrian and vehicular access for all three units would be provided by a new 16 foot wide easement along the northwest property line. A total of 869 cubic yards of grading is proposed for the existing parcel. The project received Planning Commission Approval on 10/8/2009 (Resolution No. 040-09) for a Tentative Subdivision Map and a public street waiver and a street frontage. modification.

10/08/2009	PC-APVD-Design Review Required
03/22/2010	ABR-Final Approval - Project
05/10/2010	ABR-After Final (Approved)
06/08/2011	PC-Subst. Conformance APVD
09/16/2013	ABR-After Final (Approved)

Owner RICHARD UNTERMANN & GAIL ELNICKY, 2845 GLENDESSARY LN, , SANTA BARBARA, CA 93105

Architect DAVID VAN HOY, 209 LA JOLLA DR, , SANTA BARBARA, CA 93109

Agent JARRETT GORIN, 735 STATE STREET, SUITE 204, SANTA BARBARA, CA 93101

420 E ANAPAMU ST **029-173-005** **MST2005-00442** **2** **SMR**

Proposal to demolish an existing 259 square foot one-car garage and construct two new residential condominium units above three new two-car garages. The proposal will result in three residential condominiums, Unit A, an existing 1,382 square foot one-story single-family residence, which will remain unaltered, Unit B a proposed 1,158 square foot two-story unit, and Unit C a proposed 1,365 square foot two-story residential unit. The existing residence, Unit A, is Landmark-worthy and therefore the project was concurrently reviewed by the Historic Landmarks Commission.

01/31/2007	SHO-APVD-Design Review Req'd
01/31/2007	SHO-Partial Approval:See Notes
03/07/2007	HLC-Prelim Approval-Project
03/12/2007	ABR-Prelim Approval - Project
12/09/2008	PC-Time Extension APVD
01/31/2010	SHO-Time Extension APVD
02/08/2010	ABR-Prelim Approval - Project
02/23/2011	SHO-Time Extension APVD
02/28/2011	ABR-Project Design Approval
06/11/2015	SHO-Subst. Conformance APVD
12/16/2015	HLC-Project Design Approval
01/13/2016	HLC-Final Approval - Project

Owner SHUMAN, JEFFREY P 2009 TRUST, 420 E ANAPAMU ST, , SANTA BARBARA, CA 93101

Agent JARRETT GORIN, 735 STATE ST, SUITE 204, SANTA BARBARA, CA 93191-5502

Architect RRM DESIGN GROUP, ATTN: DETTY PEIKERT, 10 E FIGUEROA ST, #1, SANTA BARBARA, CA 93101

Address	APN	Case Number	Net New Units	
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Status: Approved

511 BROSIAN WAY	047-030-011	MST2015-00569	1	SFDB
Proposal for a new 7,200 square foot tennis court at a single-family residence on 2.22 acre lot in the Hillside Design District and located within both the appealable and non-appealable jurisdictions of the Coastal Zone. The tennis court will be developed within the non-appealable jurisdiction of the Coastal Zone and will require Coastal Review. The project includes 1,366 cubic yards of cut and fill grading to be balanced on the site and includes revisions to a previously approved landscape plan under MST2014-00149.				
12/14/2015	SFDB-Project Design Approval			
01/25/2016	SFDB-Final Approval - Project			
Owner	JOHN PARK, 2410 FLETCHER AVE, 3RD FLOOR, SANTA BARBARA, CA 93101			
Architect	THE CEARNAL COLLECTIVE, LLP, 521 1/2 STATE ST, , SANTA BARBARA, CA 93101			
910 CAMINO VIEJO RD	015-060-046	MST2015-00332	1	SFDB
Proposal for a two-story, 3,546 square foot single-family residence with an attached 745 square foot three-car garage, two uncovered parking spaces, and a 162 square foot workshop. The project includes a 1,057 square foot covered patio in the rear yard and new landscaping. The project also includes 2,050 cubic yards of cut grading and 1,175 cubic yards of fill grading. The proposed total of 4,453 square feet of development on a 1.15 acre lot in the Hillside Design District is 88% of the guideline maximum floor-to-lot area ratio (FAR).				
12/07/2015	SFDB-Project Design Approval			
01/11/2016	SFDB-Final Approval - Project			
Owner	MARSHALL & TURNER, 2123 SYCAMORE CANYON RD, , SANTA BARBARA, CA 93108			
Architect	THE CEARNAL COLLECTIVE LLC, 521-1/2 STATE ST, , SANTA BARBARA, CA 93101			
824 E CANON PERDIDO ST	031-042-007	MST2005-00504	4	IVU
A revised proposal for a new two-story, four-unit condominium project comprised of three attached one-bedroom units (842 square feet each) and one detached two-bedroom unit (1,297 square feet) on a 8,053 square foot lot in the C-2 Zone. A total of 7 parking spaces will be provided on-site in three one-car garages (272 square feet each), a two-car garage (467 square feet), and two uncovered spaces. The project received a time extension of the Staff Hearing Officer Approval on 2/25/09 for a Tentative Subdivision Map and modifications for encroachments into the required rear setback (Resolution No. 011-09). The original ABR Preliminary Approval expired on 12/11/07.				
11/08/2006	SHO-APVD-Design Review Req'd			
12/11/2006	ABR-Prelim Approval - Project			
02/25/2009	SHO-Time Extension APVD			
Owner	GALLY, JAMES AND CARLA, 11 W ARRELLAGA ST, , SANTA BARBARA, CA 93103			
Architect	LARRY THOMPSON, P.O. BOX 23710, , SANTA BARBARA, CA 93102			
203 CHAPALA ST	033-041-001	MST2007-00634	7	DPG
This structure is on the City's List of Potential Historic Resources. Proposal to demolish 9,909 sf of an existing 11,211 sf commercial building and construct a 12,277 sf addition, resulting in 13,579 sf of residential floor area. The building would change use from commercial to residential, resulting in seven new three-bedroom residential condominiums. Zoning Modifications were approved for the encroachment of the existing structure into the front setback on Yanonali St. upon the change of use, and the encroachment of the van-accessible parking access aisle into the front setback on Los Aguajes. The maximum building height is proposed to be 33'-0". 16 parking spaces are proposed in seven private garages, two carports, and two uncovered surface guest spaces.				
06/11/2009	PC-APVD-Design Review Required			
06/17/2011	PC-Time Extension APVD			
06/03/2015	HLC-Project Design Approval			
11/18/2015	HLC-Final Approval - Project			
01/27/2016	HLC-After Final (Approved)			
Architect	CEARNAL ANDRULAITIS LLP, 521 1/2 STATE ST, ATTN: DIANA KELLY, SANTA BARBARA, CA 93101			
Owner	URBAN PACIFIC, LLC, , , ,			

Status: Approved

517 CHAPALA ST	037-163-007	MST2005-00088	6	KAK
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Proposal to construct a new three-story, mixed-use development on an 11,500 square foot lot, with six residential condominium units (totaling 11,049 square feet), one 1,607 square foot commercial condominium space, and 15 parking spaces. One of the residential units would be affordable. The proposal includes a voluntary lot merger of two lots.

07/13/2006	PC-APVD-Design Review Required
09/18/2006	CC-PC Appeal (Withdrawn)-APVD
09/19/2007	HLC-Prelim Approval-Project
03/04/2008	CC-HLC Appeal (Proj APVD)
07/16/2008	SHO-Time Extension APVD
06/22/2010	CC-HLC Appeal (Proj APVD)
01/04/2012	HLC-Final Approval - Project
02/15/2012	HLC-Final Approval - Details
07/30/2014	HLC-After Final (Approved)

Owner	H & R INVESTMENTS, LP, 22020 CLARENDON ST, , WOODLAND HILLS, CA 91367
Applicant	PEIKERT GROUP ARCHITECTS LLC, 10 E. FIGUEROA STREET, , SANTA BARBARA, CA 93101
Architect	PEIKERT GROUP ARCHITECTS, 10 E FIGUEROA ST, , SANTA BARBARA, CA 93101

1298 COAST VILLAGE RD	009-230-043	MST2004-00493	8	PDL
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This is a revised project. Proposal to demolish the existing gas station and service bays and construct a new three-story, mixed-use building on an 18,196 square foot lot. The 17,802 square foot building would include 4,800 square feet of commercial space on the ground floor and 13,002 square feet of residential space on the second and third floors. The residential component includes 6 three-bedroom units. A total of 38 parking spaces are proposed to include 22 commercial spaces and 16 residential spaces. A total of 11,000 cubic yards of cut and fill is proposed. The project received Planning Commission approval, with conditions, on 3/20/08 and City Council approval, on appeal with conditions, on 7/15/08 for a Local Coastal Plan Amendment, Zone Change, Tentative Subdivision Map, Coastal Development Permit, Development Plan Approval, and Zoning Modifications. The project requires compliance with City Council Resolution No. 08-084. Note - A SCD was granted on 10/2/14 with support by the Planning Commission that provides the option of a reduced number of units - six units instead of eight and in a two story townhouse configuration for each unit.

03/20/2008	PC-APVD-Design Review Required
05/07/2008	PC-Recommend Approval to CC
07/15/2008	CC-PC Appeal (Proj APVD)
08/26/2008	CC-Zone Change (APVD)
02/23/2009	ABR-Prelim Approval - Project
06/02/2009	CC-ABR Appeal (Project APVD)
04/23/2013	PC-Time Extension APVD
06/08/2015	ABR-Final Approval - Project

Architect	JEFF GORRELL, 315 W HALEY ST, , SANTA BARBARA, CA 93101
Applicant	JOHN PRICE, P.O. BOX 61106, , SANTA BARBARA, CA 93160
Owner	OLIVE OIL & GAS L P, PO BOX 61106, , SANTA BARBARA, CA 93160

Address	APN	Case Number	Net New Units	
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Status: Approved

604 E COTA ST **031-222-001** **MST2014-00220** **25** **KAK**

This is a revised project description: Proposal to demolish all existing buildings on the lot and construct a new, 20,426 square foot (net), 3-story mixed-use project. Buildings to be demolished include 1,682 square feet of commercial space and 6,189 square feet of residential space. New commercial floor area on the first floor will total 2,080 square feet, with a net gain of 398 square feet in the Minor Addition category. There will be 29 residential units on all three floors, with 1,439 square feet on the first floor, 9,129 square feet on the second floor, and 7,115 square feet on the third floor, for a total of 17,683 square feet of new residential floor area. A total of 37 parking spaces and 32 bike parking spaces will be provided on the ground floor. The maximum height of the building is 41 feet. Grading excavation of 20 cubic yards is also proposed. Under the Average Unit-Size Density Incentive Program (AUD), the proposed residential density is 63 dwelling units per acre, with a maximum of 63 units per acre (29 units) allowed on this 20,670 square foot parcel within the Priority Housing Overlay. The average unit size of the apartments is 610 square feet.

11/24/2014 ABR-Project Design Approval
11/02/2015 ABR-Final Approval - Project

Owner HAMMER PROPERTIES, LLC, 260 BONNIE LANE, , SANTA BARBARA, CA 93108
Applicant PETER LEWIS, 260 BONNIE LANE, , SANTA BARBARA, CA 93108
Architect CEARNAL ANDRULAITIS, 521 1/2 STATE ST, , SANTA BARBARA, CA 93101

1623 DE LA VINA ST **027-171-010** **MST2014-00546** **2** **ABR**

Proposal to demolish a vacant 1,251 square foot, 2-story, single-family dwelling and 180 square foot detached garage and construct three new 2-story residential units. The new units are to be designed in the architectural style of the demolished building. Total development on site will be 2,618 square feet, with Unit A at 825 square feet, Unit B at 735 square feet, and Unit C at 805 square feet. Three uncovered parking spaces will be provided on this approximately 5,100 square foot parcel. Grading will be balanced on site. The density of the proposed project is Medium/High at 15-27 dwelling units per acre under the Average Unit-Size Density (AUD) Incentive Program, with an average unit size of 788 square feet.

04/27/2015 ABR-Project Design Approval
05/26/2015 ABR-Final Approval - Project

Owner SHERRIE MCIVER, 315 MEIGS RD # A-398, , SANTA BARBARA, CA 93109
Owner EMMET HAWKES JR, 315 MEIGS RD, , SANTA BARBARA, CA 93109
Architect TOM OCHSNER, 10 E. YANONALI ST. SUITE 2D, , SANTA BARBARA, CA 93101
Applicant JOSEPH FLYNN, 10 E YANONALI ST SUITE 2D, , SANTA BARBARA, CA

2334 DE LA VINA ST **025-113-001** **MST2013-00419** **3** **KAB**

Proposal for a new three-story, three-unit residential condominium building. The project consists of a 1,635 square foot two-story unit, a 1,888 square foot three-story unit, a 1,578 square foot two-story unit and three attached 400 square foot two-car garages. Total proposed square footage, including garages, is 6,301 square feet on the 7,405 square foot vacant lot. Staff Hearing Officer approval of a Tentative Subdivision Map has been granted.

02/04/2015 SHO-APVD-Design Review Req'd
04/27/2015 ABR-Project Design Approval
05/18/2015 ABR-Final Approval - Project

Owner BLH PROPERTIES LLC, 1481 CRESTLINE, , SANTA BARBARA, CA 93105
Architect JASON GRANT, 3040 STATE ST STE E, , SANTA BARBARA, CA 93105
Designer JESSICA HARLIN, , ,

Address	APN	Case Number	Net New Units	
Status: Approved				
517 W FIGUEROA ST	039-250-020	MST2011-00426	6	ABR
<p>Proposal for a new 17,475 square foot, three-story six unit apartment building. The building consists of one 3-story, 3-bedroom unit and 20 parking spaces on the ground level. Above the parking level are four two-story five-bedroom units. Attached storage units and bicycle parking are provided on grade. A tree removal, bioswale, and retention basin are proposed. The 20,247 net square foot vacant project site was created through a lot split approved by the Planning Commission in 2005 with a development envelope and a limit of ten units. A 10-foot wide bike path easement, 25-foot creek setback, and a 50-foot railroad setback apply to this project. Preliminary Approval by the ABR in 2008 for a similar building containing nine units has expired. Minor architectural changes have been made by the new architect.</p>				
01/23/2012	ABR-Project Design Approval			
04/02/2013	ABR-Final Approval - Project			
Owner	JOHNSON, STEVEN A, 319 W COTA ST, , SANTA BARBARA, CA 93101			
Architect	ALEX PUJO, 2425 CHAPALA ST., , SANTA BARBARA, CA 93105			
814 W FIGUEROA ST	039-191-023	MST2006-00271	-1	ALD
<p>Proposal for conversion of seven existing residential apartment units to six condominium units. The two parcels totaling 19,836 square feet contain five one- and two-story buildings consisting of three duplex apartment buildings, one single-family apartment above a four-car carport, and a detached two-car carport. This would be reconfigured by combining two apartments in the westernmost building into one unit, constructing a new two-car carport attached to the existing four-car carport, conversion of the existing detached two-car carport to storage for three units and constructing attached storage spaces for the other three units. Proposed are five two-bedroom units ranging from 839 to 989 square feet and one 1,132 square foot three-bedroom unit. New landscaping is proposed and parking would be provided in the six carport spaces and six existing uncovered parking spaces plus one new uncovered guest space. Planning Commission approvals are requested for a Tentative Subdivision Map, a Condominium Conversion Permit, and modifications for front and interior yard encroachments.</p>				
05/17/2007	PC-APVD-No Design Review Req'd			
04/21/2010	SHO-Time Extension APVD			
Owner	ELCONIN FAMILY TRUST 4/15/03, 55 HITCHCOCK WAY STE, , SANTA BARBARA, CA 93105			
Agent	SUSAN MCLAUGHLIN, 800 SANTA BARBARA STREET, , SANTA BARBARA, CA 93101			
Architect	DALE PEKAREK, 5290 OVERPASS ROAD, #125, , SANTA BARBARA, CA 93111			
457 N HOPE	057-170-012	MST2006-00564	9	PDL
<p>Proposal to create 9 lots for future development of single-family residences on a 2.92 acre vacant lot currently in the County of Santa Barbara. Due to the utilities being serviced by the City of Santa Barbara and the property being located within the City's sphere of influence, it will be required to be annexed. Because of the annexation, the project will include a General Plan Amendment and a Rezone. A new public road along the northern lot line will provide access to the parcels. No development of the individual lots is proposed with the subdivision.</p>				
12/06/2011	CC-GP Amendment (APVD)			
02/13/2012	SFDB-Proj Des & Final Approval			
06/01/2012	PC-Subst. Conformance APVD			
Owner	GIARDINI DI CIPRIANI, LLC, C/O THE CAREY CROUP, INC, 5325 CALLE REAL, SANTA BARBARA, CA 93111			
Architect	TRUDI G CAREY, THE CAREY GROUP, INC., 5325 CALLE REAL, SANTA BARBARA, CA 93111			

Status: Approved

15 S HOPE AVE	051-040-058	MST2006-00682	16	PDL
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Proposal for the demolition of an existing 8,368 square foot retail structure and associated parking and construction of a 3-story mixed-use development with underground parking. The project proposes 16 residential condominium units including three affordable units, 1,150 square feet of commercial space, 40 parking spaces, and 5,000 cubic yards of grading. The proposed units include 2 1-bedroom units, 12 2-bedroom units, and 2 3-bedroom units ranging in size from 833 to 1,500 square feet. The proposed project will result in approximately 21,787 square feet of building area on a 35,667 square foot parcel. The project also includes a creek restoration project and 13,880 square feet of open space. The project requires Planning Commission review of a Tentative Subdivision Map and modification for bonus density.

10/16/2008	PC-APVD-Design Review Required
03/14/2012	PC-Time Extension APVD
05/19/2014	PC-Time Extension APVD

Owner	JOHNMANN HOLDING, LLC, C/O JERRY ILLOUIAN, 8723 MELROSE AVE, WEST HOLLYWOOD, CA 90069
Agent	TRISH ALLEN @ SEPPS, 800 SANTA BARBARA ST, , SANTA BARBARA, CA 93101
Architect	DAVID P JONES, LENVIK & MINOR ARCHITECTS, 315 W. HALEY STREET, SANTA BARBARA, CA 93101

85 N LA CUMBRE RD	057-233-010	MST2005-00295	-1	ALD
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Proposal to demolish an existing 10 unit apartment building, and to a construct new 8,556 square foot, three-story condominium building with nine units, including one middle income unit and 19 parking spaces on a 18,150 square foot lot.

06/01/2006	PC-APVD-Design Review Required
07/25/2006	CC-PC Appeal (Proj APVD)
06/04/2008	SHO-APVD-No Design Review Req
03/14/2012	PC-Time Extension APVD
12/13/2013	PC-Time Extension APVD

Owner	AMERICAN HEART ASSOCIATION, 1710 GILBRETH RD, , BURLINGAME, CA 94010
Applicant	WYE ROAD PROPERTIES LLC, 575 LAS PALMAS DR, , SANTA BARBARA, CA 93110
Architect	LENVIK & MINOR, 315 W. HALEY STREET, , SANTA BARBARA, CA 93101
Agent	TRISH ALLEN, 800 SANTA BARBARA, , SANTA BARBARA, CA 93101

1632 LA VISTA DEL OCEANO DR	035-180-081	MST2014-00200	1	JAL
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This is a revised project description. Proposal to construct a new three-level, 2,895 square foot, single-family residence including an attached, 442 square foot, two-car garage and basement located on a 10,145 square foot vacant lot in the Hillside Design District. The proposal includes a total of 498 cubic yards of grading, new site walls, a new pool, a covered loggia, and future ground-mounted solar system. The proposal is 77% of the maximum required floor-to-lot area ratio (FAR). The proposal for the new residence received Project Design Approval on December 1, 2014. The scope has been revised to include an expanded driveway area and new retaining wall of up to 11 feet tall in the front yard. Staff Hearing Officer review is requested for a zoning modification to allow the new retaining wall to exceed 8 feet in height within the interior setback.

12/01/2014	SFDB-Project Design Approval
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Owner	YOUNG-SAARI LIVING TRUST, , , NY
Architect	JAMES LECRON, ARRI/LECRON ARCHITECTS, 109 OLIVER ROAD, SANTA BARBARA, CA 93109

Address	APN	Case Number	Net New Units	
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Status: Approved

124 LOS AGUAJES AVE 033-041-007 MST2004-00725 2 SMR

Proposal to demolish an existing 887 square foot single-family residence and 400 square foot garage and construct three new residential condominiums consisting of two one-bedroom units (1,318 and 1,090 s.f.) and one two-bedroom unit (1,448 s.f.). The project will result in a three-story 3,856 square foot structure with 1,143 square feet in garages on a 6,000 square foot lot located in the Non-Appealable Jurisdiction of the Coastal Zone. A design waiver is requested to allow a garage to be located within three feet of the interior property line. The project received Planning Commission Approval on 9/3/09 for a Tentative Subdivision Map, Coastal Development Permit, and requested zoning modification to allow an encroachment into the required front setback (Resolution No. 033-09).

09/03/2009 PC-APVD-Design Review Required
09/21/2009 ABR-Prelim Approval - Project
07/15/2011 PC-Time Extension APVD
09/16/2015 SHO-Time Extension APVD

Owner MARK T EDWARDS, 922 LAGUNA STREET, , SANTA BARBARA, CA 93101
Architect EAST BEACH VENTURES ARCHITECTURE, ATTN: PETER EHLEN, , ,
Agent FERMINA MURRAY, 442 DANBURY COURT, , GOLETA, CA 93117
Agent COMPASS ROSE, , ,

505 W LOS OLIVOS ST 025-210-012 MST2007-00470 6 DPG

The 13 unit condominium project includes a lot merger; demolition of a duplex and detached garage; demolition of a single-family residence and attached garage; construction of nine new three-bedroom units and one new two-bedroom unit in three new buildings; addition to the existing apartment building; and remodel and conversion of the apartment building into two three-bedroom and one one-bedroom condominiums. The parking for the converted apartment building would be provided by one uncovered and five covered spaces in the existing carport and the parking for the ten newly constructed units would be provided with two-car garages attached to each unit. Three guest parking spaces would also be provided. The proposed development would total 24,635 square feet on the 32,550 square foot lot. Two of the three-bedroom units would be provided to middle income households using a target income of 130% of Area Median Income (AMI) consistent with the Inclusionary Housing Ordinance.

06/04/2009 PC-APVD-Design Review Required
08/10/2009 ABR-Prelim Approval - Project
01/24/2011 PC-Time Extension APVD
02/04/2013 ABR-Final Approval - Details
10/17/2013 PC-Time Extension APVD

Owner DOUGLAS JONES, WESTMONT COLLEGE, 955 LA PAZ ROAD, SANTA BARBARA, CA 93108
Architect PEIKERT GROUP ARCHITECTS, LISA PLOWMAN, 10 E FIGUEROA ST, SANTA BARBARA, CA 93101

111 N MILPAS ST 017-083-013 MST2014-00357 -1 ABR

Proposal to convert 480 square feet of legally recognized residential space to commercial square footage for a new three bedroom youth hostel. The existing 1,150 square feet of commercial floor area will remain, and approval of an as-built 150 square foot enclosed porch is requested. The total commercial floor area will be 1,780 square feet. New exterior changes will include a new 153 square foot roof deck and pergola, 35 square foot trash enclosure, five-space parking lot, minor door and window changes, ADA lift, bicycle parking, and wood fence. This proposal will address violations identified in Enforcement Case ENF2014-00153.

10/12/2015 ABR-Project Design Approval
01/19/2016 ABR-Final Approval - Project

Owner ABRAHAM SAFINA TRUST, 217 E CONSTANCE AVE, , SANTA BARBARA, CA 93105
Architect STUDIO XYZ -DNA, INC., ATTN: NILS HAMMERBECK AIA, PO BOX 1192, SANTA BARBARA, CA 93102

Address	APN	Case Number	Net New Units	
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Status: Approved

803 N MILPAS ST	031-042-028	MST2006-00510	8	PDL
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Proposal to construct a mixed-use condominium development in three three-story buildings on a 21,756 square foot lot in the C-2 Zone. The proposal includes a 1,138 square foot commercial condominium unit, five live-work units with commercial square footage, and three residential-only units, for a total of 8 residential units. The five live-work units include a range of 328 to 349 square feet of commercial area per unit. Square footages for the project include 3,195 square feet of commercial space, 13,745 square feet of residential space, 3,599 square feet of garage space, and 2,566 square feet of deck area. Total building footprint area is 9,545 square feet. 26 parking spaces are proposed, with 16 residential and 10 commercial spaces. Project requires Planning Commission Approval for a Tentative Subdivision Map and a parking modification to provide 10 commercial parking spaces rather than the 11 required commercial spaces and for the two required residential guest parking spaces to be shared with the 10 commercial spaces.

01/27/10 - Applicant requested a substantial conformity determination to remove the curb extension @ the corner of Milpas and De la Guerra Streets. This is a Level III SCD.

11/05/2009	PC-APVD-Design Review Required
03/23/2010	CC-PC Appeal (Proj APVD)

Applicant	JARRETT GORIN, 735 STATE STREET, SUITE 204, SANTA BARBARA, CA 93101-5502
Architect	DESIGNARC, 29 W. CALLE LAURELES, , SANTA BARBARA, CA 93105
Owner	803 N MILPAS ST., LLC, 735 STATE ST., SUITE 204, SANTA BARBARA, CA 93101

817 N MILPAS ST	031-042-022	MST2005-00667	5	KAK
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The project consists of a proposal for a two-and three-story mixed-use project consisting of five new residential condominium units for a total of 8,846 square feet (net), one new 786 square foot (net) commercial space and 13 parking spaces on a 13,471 square foot lot. The residential units consist of 2 two-bedroom units and 3 three-bedroom units. The existing structures onsite would be demolished.

03/15/2007	PC-APVD-Design Review Required
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Owner	SCHOEPP, MANFRED W, 800 COYOTE RD, , SANTA BARBARA, CA 93108
Architect	JAN HOCHHAUSER, 122 E. ARRELLAGA ST., , SANTA BARBARA, CA 93101
Owner	JOHN BLANKENSHIP, CASITAS DE MILPAS, LLC, 822 CANON PERDIDO, , SANTA BARBARA, CA
Agent	HEATHER MACFARLANE, 7290 MARMOTA STREET, , VENTURA, CA 93003-6845

1105 N MILPAS ST	029-192-013	MST2015-00609	1	ABR
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Proposal to convert an existing five-unit multi-family apartment complex into a new six-unit Average Unit Density Incentive Program (AUD) project. One existing 1,423 square foot residential unit will be converted into two units on a 10,221 square foot parcel with a Medium-High Residential Density General Plan designation. The unit sizes will be 907 square feet for Unit E and 516 square feet for Unit F. The maximum allowed average unit size is 925 square feet, and the proposed maximum average unit size is 648 square feet. Site alterations include a new 3'-0" tall, 4'-0" linear foot long garden wall and six new covered and secured bicycle parking spaces. A total of six parking spaces will be provided, with two spaces in an existing garage and four uncovered spaces. No exterior alterations are proposed to the existing building and no new floor area is proposed.

01/11/2016	ABR-Proj Des & Final Approval
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Owner	STURGEON, JUDY E REVOCABLE TRUST 1/, PO BOX 41113, , SANTA BARBARA, CA 93140
Architect	JYL RATKEVICH, 1836 LOMA ST, , SANTA BARBARA, CA 93103

Address	APN	Case Number	Net New Units	
Status: Approved				
612 W MISSION ST	043-092-015	MST2011-00296	1	ABR
Proposal to convert an existing 1,493 square foot one-story single family residence to a duplex on a 6,732 square foot lot. The project involves demolition of a 196 square foot unpermitted addition at the rear, the construction of a new two-car carport, two uncovered parking spaces, and a six foot high stucco screening wall at the front of the lot, new utility meters, the removal and relocation of doors and windows, and interior remodeling. The project will address violations in ENF2010-00624 and ENF2010-00628.				
10/10/2011	ABR-Proj Des & Final Approval			
Owner	PACIFIC CAPITAL BANK, N.A., CUSTODIAN FBO KETIH AUSTIN IRA, P.O. BOX 2340, SANTA BARBARA, CA 93120-2340			
Applicant	KEITH AUSTIN, , , SANTA BARBARA, CA			
Agent	JIM DOUB, 928 CARPINTERIA ST, , SANTA BARBARA, CA 93103			
Architect	JIM MARTIN, JMC & DESIGN, 34 N PALM ST STE 600, VENTURA, CA 93001			
2101 MOUNTAIN	043-280-030	MST2014-00091	1	JAL
This is a revised proposal. Proposal for two new uncovered parking spaces to serve a 497 square foot accessory space to be converted into a secondary dwelling unit. No exterior changes are proposed for the accessory space. The proposed parking and new dwelling unit are located on a 17,583 square foot lot in the Hillside Design District with an existing 3,463 square foot single-family residence and detached 1,073 square foot accessory building. The accessory building consists of a 576 square foot two-car garage and the aforementioned accessory space. The project requires Staff Hearing Officer review for a requested zoning modification. The proposal for the accessory dwelling unit requires a Performance Standard Permit and includes a voluntary lot merger with an adjacent 3.74 acre vacant lot.				
09/03/2014	SHO-APVD-Design Review Req'd			
01/20/2015	SFDB-Proj Des & Final Approval			
Owner	LANDECKER, SHARON LIVING TRUST 12/9, 2101 MOUNTAIN AVE, , SANTA BARBARA, CA 93101			
Applicant	HEIDI JONES, 1625 STATE ST, STE 1, , SANTA BARBARA, CA 93101			
121 W MOUNTAIN DR	021-061-021	MST2015-00172	1	SFDB
Proposal for a new, 1-story, 3,903 square foot single-family residence with a 234 square foot attached garage, and a new 2-story detached garage/accessory building with 520 square feet of garage floor area and 445 square feet of accessory floor area. A new swimming pool and pergola structure are also proposed. There will be 300 cubic yards of grading excavation under the building footprint and 300 cubic yards of grading excavation outside of the building footprint. This 5,102 square foot development on a 7.01 acre site in the Hillside Design District is 61% of the guideline maximum floor-to-lot area ratio (FAR).				
07/13/2015	SFDB-Project Design Approval			
12/14/2015	SFDB-Final Approval - Project			
Owner	EL ESCONDITE LLC, 1001 4TH AVE STE 4500, , SEATTLE, WA 98154			
Applicant	GINA GIANNETTO, 1610 LAS CANOAS ROAD, , SANTA BARBARA, CA 93105			
133 W MOUNTAIN DR	021-061-024	MST2015-00148	1	SFDB
Proposal to construct a new 2,347 square foot, two-story, single-family residence with an attached 600 square foot, two-car garage and a 524 square foot workshop. The project includes a new driveway and one uncovered guest parking space, a covered patio, and upper level deck. The proposed total of 3,471 square feet on a 3.1 acre vacant lot in the Hillside Design District is 58% of the guideline maximum floor-to-lot area ratio (FAR).				
06/15/2015	SFDB-Project Design Approval			
11/16/2015	SFDB-Final Approval - Project			
Designer	NATIVE SON DESIGN STUDIO, 243 SANTA CATALINA ST, , SANTA BARBARA, CA 93109			
Applicant	JARRETT GORIN, 735 STATE ST., SUITE 204, , SANTA BARBARA, CA 93101			
Owner	BRAD HASSE, P.O. BOX 1619, , SUMMERLAND, CA 93067			

Address	APN	Case Number	Net New Units	
Status: Approved				
902 N NOPAL ST	029-312-005	MST2004-00678	1	SJF
Proposal for the creation of 2 condominium units on a R-3 lot where one dwelling unit currently exists and one is under construction.				
01/19/2006	PC-APVD-Design Review Required			
04/26/2006	PC-Subst. Conformance APVD			
Owner	LAGUNA VIEJA LLC, 220 EUCALYPTUS HILL DR, , SANTA BARBARA, CA 93108			
Architect	JEFF SHELTON, 519 FIG AVENUE, , SANTA BARBARA, CA 93101			
Applicant	DAN UPTON, 2272 LAS CONOAS RD, , SANTA BARBARA, CA 93105			
725 OLIVE ST	031-092-018	MST2014-00112	1	MJB
Proposal to add a 937 square foot second story single-family dwelling on an existing 942 square foot single-family dwelling with attached new 376 square foot two-car carport. An existing 908 square foot three-car garage will be demolished. Also proposed on this 5,300 square foot parcel is a 112 square foot deck on top of a portion of the new carport, two uncovered parking spaces, and minimal grading to be balanced on site. The maximum building height will be 29.5 feet and the total floor area will be 1,895 square feet. This project requires Staff Hearing Officer review of a zoning modification.				
10/29/2014	SHO-APVD-Design Review Req'd			
01/20/2015	ABR-Project Design Approval			
03/16/2015	ABR-Final Approval - Project			
Owner	LOUIS SANCHEZ, PO BOX 549, , SUMMERLAND, CA 93067			
Designer	EDWARD V DERAS, 221 E HALEY ST APT D, , SANTA BARBARA, CA 93101			
818 OLIVE ST	031-031-034	MST2015-00179	1	ABR
Proposal to construct a new, detached, 816 square foot one-story dwelling unit and new detached 2-car carport on a 7,965 square foot parcel. Two existing dwelling units totaling 1,850 square feet will remain unchanged. Total development on site will be 3,085 square feet. One 6" diameter avocado tree is proposed to be removed, and a paved trash area is proposed next to the new carport. No grading is proposed outside of the building footprint.				
05/11/2015	ABR-Project Design Approval			
08/03/2015	ABR-Final Approval - Project			
09/08/2015	ABR-Final Approval - Details			
Owner	DEBUSK FAMILY TRUST, 722 KENTIA AVE, , SANTA BARBARA, CA 93101			
Architect	BRYAN POLLARD AIA, 229 WEST MISSION ST, , SANTA BARBARA, CA 93101			
927 OLIVE ST	029-302-031	MST2006-00421	5	SMR
Proposal for a five-unit condominium development consisting of two 3-story buildings. The project includes five, 3-story one- and two-bedroom residential condominium units ranging from 1,800 to 2,100 square feet in size. Each unit has an attached two-car garage and there are three uncovered parking spaces and a central auto court. A Voluntary Lot Merger is proposed to combine two parcels for the 11,761 square foot site. The project includes demolition of the two existing single-family dwellings at 927 and 933 Olive Street and 800 cubic yards of grading. Project received Planning Commission Approval on 9/13/07 (Resolution No. 037-07).				
09/13/2007	PC-APVD-Design Review Required			
12/03/2007	ABR-Prelim Approval - Project			
Architect	KEITH RIVERA, B3 ARCHITECTS, 2020 ALAMEDA PADRE SERRA #133, SANTA BARBARA, CA 93103			
Owner	FIESTA OLIVE, LLC, C/O SYNCON HOMES, 1508 EUREKA , SUITE 230, RESEVILLE, CA 95661			
Applicant	AARON AMUCHASTEGUI, SYNCON HOMES OF CALIFORNIA, 1603 COPENHAGEN DR #8, SOLVANG, CA 93463			

Address	APN	Case Number	Net New Units	
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Status: Approved

1611 OLIVE ST	027-202-013	MST2012-00442	1	DPG
The 14,629 square foot lot is developed with a 1,679 square foot single-family residence with attached garages, and an "as-built" dwelling unit and associated accessory structures. The project includes demolition of an existing, unpermitted 182 square foot carport, and permitting of the following "as-built" structures: a 415 square foot yurt (the "as-built" dwelling unit); a 55 square foot detached bathhouse; a ten foot diameter, six-foot tall meditation dome; and a second-story deck attached to the rear of the primary dwelling. Three covered automobile parking spaces would continue to be provided in existing garages.				
05/15/2013	SHO-APVD-Design Review Req'd			
09/03/2013	ABR-Project Design Approval			
11/04/2013	ABR-Final Approval - Project			
Owner	JKR OLIVE TRUST, 1611 OLIVE ST, , SANTA BARBARA, CA 93101			
Applicant	BEN WERNER, 1611 OLIVE ST, , SANTA BARBARA, CA 93101			
Architect	DAPHNE ROMANI, 132 GARDEN ST, STE39, SB, CA 93101			
109 W ORTEGA ST	037-123-002	MST2015-00581	-1	ABR
Proposal to convert an existing 1,669 square foot single-family dwelling to a short-term vacation rental, which is considered non-residential square footage. Development Plan approval is requested. The existing 1-car garage/shed is proposed to be demolished and two uncovered parking spaces are proposed. The proposed site work on this 5,000 square foot parcel includes landscaping improvements and replacement of the driveway with permeable pavers, 185 square feet of new impermeable surfaces, a new fence, and new hot tub and deck.				
12/21/2015	ABR-Project Design Approval			
01/19/2016	ABR-Final Approval - Project			
Owner	THOMAS R QUISEL, 137 E. DE LA GUERRA ST., #B, SANTA BARBARA, CA 93101			
Agent	EVA TURENCHALK, 231 SANTA BARBARA SHORES DR., , GOLETA, CA 93117			
422 W PADRE ST	025-221-018	MST2006-00496	1	ABR
Proposal to construct a new 3,626 square foot two-story duplex including two attached 400 square foot two-car garages on a 5,750 square foot lot. The existing 946 square foot single family residence, 373 square foot garage, and 134 square foot storage shed are proposed to be demolished. The proposal includes 1,494 cubic yards of grading for recompaction purposes under the main building footprint and 104 cubic yards of grading outside the main building footprint. The proposal was approved on 6/25/2007 and subsequently expired on 6/25/2009. The applicant is requesting a new approval.				
06/25/2007	ABR-Final Approval - Project			
02/16/2010	ABR-Final Approval - Project			
Owner	STEVEN K. MOUNTAIN TRUSTEE, 719 CIRCLE DR, , SANTA BARBARA, CA 93108			
31 S SALINAS ST	015-241-005	MST2010-00074	1	ABR
Proposal to demolish an existing 600 square foot two-car garage and attached storage space and construct a new 1,209 square foot two-story building composed of a 643 square foot, two-car garage and a 566 square foot residential studio above. The proposal will result in two single-family residential units including the existing 1,280 square foot one-story single-family residence, to remain unaltered, and the proposed 566 square foot residential studio on an 8,380 square foot lot. A total of three on-site parking spaces will be provided.				
04/05/2010	ABR-Prelim Approval - Project			
09/27/2010	ABR-Final Approval - Project			
Owner	ROBERT HECKMAN, 31 S SALINAS ST, , SANTA BARBARA, CA 93103			
Designer	J GRANT DESIGN STUDIO, 3040 STATE STREET, , SANTA BARBARA, CA 93105			

Address	APN	Case Number	Net New Units	
Status: Approved				
510 N SALSIPUEDES ST	031-222-018	MST2013-00212	40	ABR
Proposal for a new multi-family residential building providing 100% affordable housing. The project consists of a 66,196 square foot, three-story, 40 unit apartment building with an attached garage with 46 parking spaces on the first floor level and an attached 3,300 square foot community center. Three existing lots were to be merged to create one 41,099 square foot property.				
09/16/2013	ABR-Project Design Approval			
11/26/2013	CC-ABR Appeal (Project APVD)			
04/07/2014	ABR-Final Approval - Project			
05/20/2014	CC-ABR Appeal (Project APVD)			
05/20/2014	CC-ABR Appeal (Project APVD)			
Owner	PEOPLE'S SELF HELP HOUSING, 26 E. VICTORIA ST., , SANTA BARBARA, CA 93101			
Architect	PEIKERT + RRM DESIGN GROUP, 10 E FIGUEROA ST STE 1, , SANTA BARBARA, CA 93101			
1236 SAN ANDRES ST	039-151-001	MST2006-00364	2	PDL
Proposal to construct four, two-story residential condominium units. Three of the units would be approximately 1,000 square feet and one unit would be approximately 1,100 square feet. Each unit would have an attached two-car garage for a total of eight parking spaces on the 10,048 square foot parcel. The proposal includes demolition of all existing structures and 140 cubic yards of grading outside the building footprints. The project received Planning Commission approval (Resolution No. 01-08.) on 1/10/2008.				
01/10/2008	PC-APVD-Design Review Required			
03/11/2008	CC-PC Appeal (Proj APVD)			
04/21/2008	ABR-Prelim Approval - Project			
07/22/2008	CC-PC Appeal (Proj APVD)			
07/22/2010	PC-Time Extension APVD			
Owner	RUTH E MUDRY TRUST, RETURNED MAIL, , ,			
Architect	KIRK GRADIN, 300 E CANON PERDIDO ST, SUITE D-1, SANTA BARBARA, CA 93101			
Owner	CASAS DEL PARQUE, LLC, 832 E. CANON PERDIDO STREET, , SANTA BARBARA, CA 93103			
Applicant	BLANKENSHP CONSTRUCTION, 822 E. CANON PERDIDO STREET, , SANTA BARBARA, CA 93103			
1135 SAN PASCUAL ST	039-201-003	MST2013-00377	3	ALD
Proposal to construct three new 1,294 square foot, 3-bedroom condominium units and three new 282 square foot one-car garages within a new two-story building. Also proposed is to rehabilitate an existing 1,152 square foot, one-story, 2-bedroom dwelling unit and existing detached garage, and add a 300 square foot ground floor bedroom addition. The existing 302 square foot one-car garage will remain unchanged. Also proposed is 921 square feet of first- and second-story decks and patios. Total development for the site will be 4,884 square feet of residential floor area. Approximately 125 cubic yards of grading will be balanced on site. This project requires Staff Hearing Officer review for a tentative subdivision map and zoning modification.				
10/01/2014	SHO-APVD-Design Review Req'd			
02/26/2015	SHO-Time Extension APVD			
12/21/2015	ABR-Proj Des & Final Approval			
Owner	1135 SAN PASCUAL, LLC, 200 E. CARRILLO ST STE 200, , SANTA BARBARA, CA 93101			
Applicant	RICH RIDGWAY - INVESTEC, 200 E CARRILLO ST STE 200, , SANTA BARBARA, CA 93101			
Architect	RICHARD T THORNE, ARCHITECT, 309 AVILA WAY, , SANTA BARBARA, CA 93108			

Address	APN	Case Number	Net New Units	
Status: Approved				
1635 SAN PASCUAL ST	043-221-008	MST2015-00049	1	JAL
Proposal for a new two-story 669 square foot detached three-car garage with a new 501 square foot dwelling unit above. This building will be located at the rear of the parcel. Also proposed is a 27 square foot accessory storage space to be located under the new stairwell, and to demolish an existing 350 square foot concrete slab. The existing 1,137 square foot, one-story dwelling unit at the front of the parcel will remain unaltered. Total development on this 5,663 square foot parcel will be 2,334 square feet. Staff Hearing Officer review is requested for a zoning modification to provide less than the required parking. An Administrative Exception is requested to allow over height gates at the property.				
05/13/2015	SHO-APVD-Design Review Req'd			
07/06/2015	ABR-Project Design Approval			
08/17/2015	ABR-Final Approval - Project			
11/06/2015	EXC-Zoning Exception Approved			
Owner	THOMAS A WOODARD, 7504 STOCKDALE HWY # A, , BAKERSFIELD, CA 93309			
1810 SAN PASCUAL ST	043-163-010	MST2013-00261	3	ABR
Proposal for a new two-story 5,494 square foot four-unit apartment building with four attached carport parking spaces. The existing one-story single-family residence and garage on the 8,504 square foot lot will be demolished or relocated.				
09/03/2013	ABR-Project Design Approval			
02/03/2014	ABR-Final Approval - Project			
Owner	BRIAN ESCALERA, 1425 MISSION RIDGE RD, , SANTA BARBARA, CA 93103			
Applicant	R.E. JOHNSON, 1230H COAST VILLAGE CIR, , SANTA BARBARA, CA 93108			
1812 SAN PASCUAL ST	043-163-011	MST2010-00097	1	ABR
Second revised proposal. The scope of work has been changed from a proposal for two new dwelling units (resulting in four units on site) to the demolition of the existing single-family residence at the rear of the 11,580 square foot parcel and construct a detached 740 square foot two-car garage with laundry and storage areas to serve the existing duplex. Also proposed is to relocate existing legal uncovered parking spaces to the rear of the duplex, a new trash area, and new landscaping. The proposal will address violations under enforcement case ENF2005-00016.				
03/19/2012	ABR-Project Design Approval			
06/11/2012	ABR-Final Approval - Project			
Owner	MICHAEL SZYMANSKI, 15 EAST PEDREGOSA ST., , SANTA BARBARA, CA 93101			
Architect	YUZON & ASSOCIATES, 5700 CORSA AVE., , WESTLAKE VILLAGE, CA 91362			
Applicant	UBALDO J DIAZ, 260 PABST LANE, , SANTA MARIA, CA 93455			
3624 SAN REMO DR	053-231-011	MST2013-00506	1	DPG
Lot 4: Proposal for construction of a two-story, 2,762 square foot, single-family residence and an attached, 498 square foot, two-car garage, located on a vacant 17,351 square foot parcel (Lot 4). The proposal includes associated flat work, landscaping, and site walls. This proposal is associated with a concurrent application (MST2009-00325) for a four (4) lot subdivision approved by Planning Commission on October 14, 2010 (Resolution No. 015-10). The proposed total of 3,260 square feet is 74% of the guideline floor-to-lot area ratio (FAR).				
02/23/2015	SFDB-Project Design Approval			
03/23/2015	SFDB-Final Approval - Project			
Owner	MADSEN, NANCY J, 1714 OLIVE ST, , SANTA BARBARA, CA 93101			
Designer	KATE SVENSSON, 961 MIRAMONTE DR #1, , SANTA BARBARA, CA 93109			
Applicant	VINCENT AMORE, 10 E YANONALI ST, STE. 2B, , SANTA BARBARA, CA 93101			

Address	APN	Case Number	Net New Units	
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Status: Approved

3626 SAN REMO DR **053-231-011** **MST2013-00504** **1** **DPG**

Lot 1: Proposal for construction of a two-story, 2,753 square foot, single-family residence and an attached 467 square foot two-car garage located on a vacant 14,191 square foot parcel (Lot 1). The proposal includes associated flat work, landscaping, and site walls. The proposal is associated with a concurrent application (MST2009-00325) for a four (4) lot subdivision approved by Planning Commission on October 14, 2010 (Resolution No. 015-10). The proposal of 3,221 square feet is 75% of the required maximum floor-to-lot area ratio (FAR).

02/09/2015 SFDB-Project Design Approval
04/06/2015 SFDB-Final Approval - Project

Owner MADSEN, NANCY J, 1714 OLIVE ST, , SANTA BARBARA, CA 93101
Designer KATE SVENSSON, 961 MIRAMONTE DR #1, , SANTA BARBARA, CA 93109
Applicant VINCENT AMORE, 10 E YANONALI ST, STE. 2B, , SANTA BARBARA, CA 93101

3626 SAN REMO DR **053-231-011** **MST2013-00505** **1** **DPG**

Lot 2: Proposal for construction of a two-story, 2,652 square foot, single-family residence and an attached 479 square foot, two-car garage, located on a vacant 14,094 square foot parcel (Lot 2). The proposal includes associated flatwork, landscaping, and site walls. This proposal is associated with a concurrent application (MST2009-00325) for a four (4) lot subdivision approved by Planning Commission on October 14, 2010 (Resolution No. 015-10) and subsequently amended by Planning Commission on August 14, 2014 (Resolution No. 022-14). The proposed total of 3,132 square feet is 74% of the required floor-to-lot area ratio (FAR).

11/25/2014 CC-SFDB Appeal (Proj APVD)
02/09/2015 SFDB-Final Approval - Project
03/09/2015 SFDB-After Final (Approved)
04/06/2015 SFDB-After Final (Approved)

Owner MADSEN, NANCY J, 1714 OLIVE ST, , SANTA BARBARA, CA 93101
Designer KATE SVENSSON, 961 MIRAMONTE DR #1, , SANTA BARBARA, CA 93109
Applicant VINCENT AMORE, 10 E YANONALI ST, STE. 2B, , SANTA BARBARA, CA 93101
Architect HENRY LENNY, PO BOX 900, , CARPINTERIA, CA 93014
Agent JARRETT GORIN, 735 STATE ST, SUITE 204, SANTA BARBARA, CA 93191-5502

800 SANTA BARBARA ST **031-012-028** **MST2006-00129** **6** **IVU**

Proposal to demolish an existing 1,965 square foot office building and construct a three-story mixed-use project comprised of six residential and two commercial condominium units on an 18,713 square foot parcel. Thirty underground parking spaces would be provided. Planning Commission approval will be required for a lot line adjustment of 1,529 square feet from adjacent parcel number 031-012-027 to meet residential density requirements.

06/12/2008 PC-APVD-Design Review Required
09/30/2008 CC-PC Appeal (Proj APVD)
03/14/2012 PC-Time Extension APVD

Owner FOLEY AND BEZEK, THOMAS FOLEY, 15 W CARRILLO ST STE 200, SANTA BARBARA, CA 93101
Applicant SUZANNE ELLEDGE PLANNING AND PERMITTING, SUSAN MCCLAUGHLIN, 800 SANTA BARBARA ST, SANTA BARBARA, CA 93101
Architect CEARNAL ANDRULAITIS ARCHITECTS, LLP, BRIAN CEARNAL, 521-1/2 STATE ST, SANTA BARBARA, CA 93101

Address	APN	Case Number	Net New Units	
Status: Approved				
1025 SANTA BARBARA ST	029-211-007	MST2006-00224	15	KAK
The proposed project involves the construction of a new two-, three- and four-story mixed-use development consisting of 15 residential condominium units (three one-bedroom, eight two-bedroom and four three-bedroom units) and two commercial condominium units (one 9,821 square foot unit and one 3,136 square foot unit). Two of the residential units would be subject to the Inclusionary Housing Ordinance (restricted for owner-occupied middle-income or upper-middle income households) and two of the residential units would be live/work units. Parking would be located within an underground parking structure with 54 parking spaces. The four existing parcels totaling 31,310 square feet would be merged and the existing 14,602 square feet (net) of existing commercial space and 45 existing parking spaces would be demolished.				
12/20/2007	PC-APVD-Design Review Required			
Owner	HAYWARDS FAMILY PARTNERSHIP, 324 E MISSION ST, , SANTA BARBARA, CA 93101			
Architect	CEARNAL ANDRULAITIS ARCHITECTS, BRIAN CEARNAL, 521-1/2 STATE ST, SANTA BARBARA, CA 93101			
296 SCHULTE LN	055-230-004	MST2015-00395	1	ALD
Proposal to construct a 2,402 square foot, two-story single-family residence with an attached 434 square foot, two-car garage. The proposal includes two uncovered parking spaces, new site walls, patios and decks, and a pool and spa in the rear yard. The project also includes a temporary storage shed and 1,000 cubic yards of cut and fill grading to be balanced on site. The proposed total of 2,836 square feet on a 2.19 acre vacant lot in the Hillside Design District is 51% of the guideline maximum floor-to-lot area ratio (FAR).				
09/08/2015	SFDB-Project Design Approval			
01/25/2016	SFDB-Final Approval - Project			
Owner	STONE 2000 FAMILY TRUST, RTS: NO SUCH ADDRESS, , SANTA BARBARA, CA 93105			
Architect	AB DESIGN STUDIO INC, PO BOX 22204, , SANTA BARBARA, CA 93121			
1829 STATE ST	027-031-007	MST2004-00132	5	ALD
Proposal for a mixed-use development on two separate parcels (027-031-007 for 1829 State Street and 027-031-006 for 11 W. Pedregosa Street). The existing 1,180 sq. ft. residential unit located at 11 W. Pedregosa would be demolished. 2,288 net sq. ft. of commercial space and six residential condominium units would be constructed. The project includes 23 parking spaces in a subterranean garage, which includes six, two car garages for the residential units, one guest parking space and 10 parking spaces for the commercial uses. The two parcels are proposed to be merged.				
11/08/2007	PC-APVD-Design Review Required			
10/01/2008	HLC-Prelim Approval - Details			
09/02/2009	HLC-Final Approval - Project			
09/16/2009	HLC-Final Approval - Details			
03/04/2014	PC-Time Extension APVD			
04/22/2015	HLC-After Final (Approved)			
Owner	EMMET J. HAWKES FAMILY TRUST, 213 W. FIGUEROA ST., , SANTA BARBARA, CA 93101			
Architect	TOM OCHSNER, 10 E YANONALI ST STE 2D, , SANTA BARBARA, CA 93101			

Address	APN	Case Number	Net New Units	
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Status: Approved

3714 STATE ST **053-300-023** **MST2012-00443** **72** **ALD**

Revision to the previously approved mixed-use development at the former Sandman Inn site (MST2007-00591; City Council Resolution No. 10-020). The revised project involves the demolition of the existing, 52,815 square foot, 113-room hotel and restaurant, and construction of 5,110 square feet of office space and 72 residential condominiums.

04/03/2014	PC-APVD-Design Review Required
04/13/2015	ABR-Project Design Approval
08/03/2015	ABR-Proj Des & Final Approval
08/17/2015	PC-Subst. Conformance APVD
09/30/2015	PC-Subst. Conformance APVD
10/07/2015	PC-Subst. Conformance APVD
11/23/2015	ABR-Final Approval - Project
12/14/2015	ABR-Final Approval - Details
12/15/2015	PC-Subst. Conformance APVD
01/25/2016	ABR-After Final (Approved)
02/29/2016	ABR-After Final (Approved)

Owner	KW FUND V-SANDMAN, LLC, 9701 WILSHIRE BLVD., SUITE 700, BEVERLY HILLS, CA 90212
Applicant	KENNETH MARSHALL, 621 CHAPALA STREET, , SANTA BARBARA, CA 93101
Architect	BRIAN CEARNAL, 521 1/2 STATE STREET, , SANTA BARBARA, CA 93101
Agent	JOHN SCHUCK, 200 E. CARRILLO ST., SUITE 200, SANTA BARBARA, CA 93101

3869 STATE ST **051-022-037** **MST2013-00282** **58** **KAK**

Proposal to demolish an existing church and two-story building and construct an affordable senior rental housing development on a 45,195 square foot lot. The project consists of a new 44,029 square foot (gross), three-story residential building with 57 one-bedroom units, a manager's unit, a 1,920 square foot community room, administrative office, and laundry facilities. The project site is located in the Priority Housing Overlay; therefore, under the AUD program a maximum of 63 units per acre is allowed. The average unit size is 489 square feet (net). Staff Hearing Officer review is requested for a zoning modification to allow less than the required number of parking spaces.

06/24/2015	SHO-APVD-Design Review Req'd
06/29/2015	ABR-Project Design Approval
11/23/2015	ABR-Final Approval - Project
12/14/2015	ABR-Final Approval - Details

Owner	HOUSING AUTHORITY CITY OF SANTA BARBARA, 808 LAGUNA ST., , SANTA BARBARA, CA 93101
Architect	PEIKERT + RRM DESIGN GROUP, ATTN: LISA PLOWMAN, 10 E FIGUEROA ST, STE 1, SANTA BARBARA, CA 93101

Status: Building Permit Issued

Address	APN	Case Number	Net New Units	
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Status: Building Permit Issued

1120 & 1122 INDIO MUERTO ST **017-291-027** **MST2014-00051** **9** **ABR**

This is a revised project description. Proposal to construct five new 2-story and 3-story buildings for a total of 11 new residential units on two separate parcels: Lot 2: This 7,290 square foot parcel at 1120 Indio Muerto (APN 017-291-004) will be developed with two, 2-story buildings: Building B, a duplex with attached 1-car garage, and Building C, a 3-car garage with a second-story dwelling unit. Four covered and two uncovered parking spaces are proposed. Lot 3: This 34,189 square foot parcel at 1122 Indio Muerto (017-291-027) will be developed with three, 3-story duplexes and one 2nd-story duplex above an existing 12-car garage. These buildings D, E, F, and G, will range in size from 2,500 - 3,000 square feet. An existing duplex, concrete driveway, and storage shed will be demolished. There will be 11 covered and five uncovered parking spaces. Over both parcels, 46 trees are proposed to be removed, with 23 of them being non-native and located within the creek setback. Trees to be removed include five Mexican fan palms ranging from 24" to 36" in diameter, one Brazilian pepper at 6" diameter, five Avocados from 8" to 24" diameter, 13 Tipuana ranging from 8" to 18" diameter, three Redwoods from 8" to 14" diameter, three Queen palms at 14" diameter, one Fruit at 6" diameter, two Myoporum at 8" & 10" diameter, three Eugenia ranging from 8" to 10" diameter, one Olive at 30" diameter, six Pittosporum ranging from 10" to 14" diameter, and three Grevillea Robusta at 24" diameter. There will be 1,500 cubic yards of grading excavation and 200 cubic yards of fill dirt. This project will address violations identified in enforcement case ENF2014-00343.

06/22/2015 ABR-Proj Des & Final Approval
07/13/2015 ABR-Final Approval - Project

Owner EDWARD ST GEORGE REVOCABLE TRUST, 6563 TRIGO RD, , GOLETA, CA 93117
Architect ON DESIGN ARCHITECTS, PO BOX 489, , SANTA BARBARA, CA 93102-0489

1701- 1704; 1706 & 1708 LA VISTA DEL **035-180-009** **MST2003-00227** **6** **MGS**

The project site is 7.66 acres in size located in the Alta Mesa Neighborhood of the City. The project includes two components: the "Single Family Project" and the "Duplex Project" (MST2003-00620). The Single Family Project would merge and subdivide 5.73 acres into six (6) single-family residential parcels. Of the 5.73 acre site, 3.33 acres would be dedicated as open space. The residences would range from 3,525 to 4,517 square feet in size, with three-car garages, and swimming pools. A total of five (5) guest parking spaces are proposed. Estimated grading for the single family project would consist of 3,050 cubic yards (cy) of cut and 5,100 cy of fill outside the main building footprints. Grading within the building footprints is estimated at 4,705 cy of cut and 1,650 cy of fill.

11/18/2004 PC-APVD-Design Review Required
09/12/2005 ABR-Final Approval - Details
01/03/2006 ABR-Final Approval - Details
01/23/2006 ABR-Prelim Approval - Details
07/08/2013 SFDB-After Final (Approved)
12/07/2015 SFDB-Final Approval - Details

Owner KING HEIRS, LLC, 700 S MARTIN ST, , VISALIA, CA 93277
Owner THE MESA AT SANTA BARBARA, LLC, 3 W CARRILLO ST, #205, , SANTA BARBARA, CA 93101
Applicant VANGUARD PLANNING LLC, 735 STATE ST. STE. 204, , SB, CA 93101-5502

240 W ALAMAR AVE **051-283-001** **MST2013-00022** **3** **DPG**

This project has been revised to have a greater setback from the creek and one covered parking space is proposed to be uncovered and encroach into the interior setback. Proposal to demolish an existing single-family residence and construct a new three-story four-unit condominium building totaling 7,410 square feet including seven parking spaces in attached garages, and one uncovered space. Mission Creek crosses the rear of the property and the building is proposed to encroach into the front setback. Planning Commission approval of zoning modifications and a Tentative Subdivision Map was granted on July 17, 2014.

07/17/2014 PC-APVD-Design Review Required
08/18/2014 ABR-Project Design Approval
11/17/2014 ABR-Final Approval - Project

Owner CITY VENTURES URBAN LAND LLC, BILL MCREYNOLDS, 1900 QUAIL ST, NEWPORT BEACH, CA 92660
Architect PEIKERT + RRM DESIGN GROUP, 10 E FIGUEROA ST STE 1, , SANTA BARBARA, CA 93101

Address	APN	Case Number	Net New Units	
Status: Building Permit Issued				
15 S ALISOS ST	017-172-018	MST2004-00858	2	ABR
Proposal to construct a two-story 2,053 square foot duplex with five attached covered parking spaces totaling 1,280 square feet. There is currently an existing detached one-story 700 square foot residential unit and an existing detached one-story 1,553 square foot residential unit on a 14,625 square foot lot.				
04/18/2005	ABR-Prelim Approval - Details			
12/12/2005	ABR-Final Approval - Project			
Owner	MCCARTY, WILLIAM H, 15 S ALISOS ST, , SANTA BARBARA, CA 93103			
Architect	REX RUSKAUFF, 629 STATE STREET #230, , SANTA BARBARA, CA 93101			
231 S ALISOS ST	017-252-025	MST2006-00415	1	ROX
Proposal to create a new 667 square foot dwelling unit to be attached to an existing 1,115 square foot single-family residence. The proposal would add a second-story and a second-story covered deck, and convert 245 square feet of the existing two-car garage to habitable space. The existing garage would be reduced to one space and an attached one-car carport and one uncovered parking space are proposed. A modification is requested to provide three of the required four parking spaces.				
01/31/2007	SHO-APVD-Design Review Req'd			
05/29/2007	ABR-Final Approval - Project			
Owner	TORINA, ILUMINADA L/EST, PO BOX 4081, , SANTA BARBARA, CA 93140			
Architect	DAWN SHERRY, 513 SANTA BARBARA ST, , SANTA BARBARA, CA 93101			
1021 ALPHONSE ST	031-184-013	MST2008-00069	1	ABR
Proposal to construct a 600 square foot, two-story accessory dwelling unit and a one-story 435 square foot addition to the existing one-story 728 square foot single-family residence on a 5,000 square foot lot. Parking would be provided in one uncovered parking space and a new 460 square foot two-car garage attached to the accessory unit. The existing 180 square foot one-car garage would be demolished.				
06/02/2008	ABR-Prelim Approval - Project			
08/04/2008	ABR-Final Approval - Project			
Owner	ANDRADE, FRANCISCO, 1028 ALPHONSE ST, , SANTA BARBARA, CA 93103			
Architect	JOSE L ESPARZA, 232 ANACAPA, SUITE 2 D, SANTA BARBARA, CA 93101			
128 ANACAPA ST	033-083-022	MST2012-00332	2	PDL
Proposal to construct two detached single-family residential condominium units on a 5,000 square foot vacant lot. Both buildings would be three-stories with roof terraces and attached two-car garages. Unit A would be 2,756 square feet, with an attached 446 square foot garage. Unit B would be 2,246 square feet with an attached 422 square foot garage. Staff Hearing Officer review is requested of a Tentative Subdivision Map and a Coastal Development Permit.				
01/22/2014	SHO-APVD-Design Review Req'd			
04/28/2014	ABR-Project Design Approval			
06/02/2014	ABR-Final Approval - Details			
06/10/2014	ABR-F.A. (Staff Approval)			
07/27/2015	ABR-Final Approval - Details			
Owner	JAMES MCDONALD, 4228 CARPINTERIA AVE #2, , CARPINTERIA, CA 93013			
Designer	J. EWING DESIGN, 1187 COAST VILLAGE ROAD, SUITE 1-344, SANTA BARBARA, CA 93109			

Address	APN	Case Number	Net New Units	
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Status: Building Permit Issued

412 ANACAPA ST **031-271-019** **MST2008-00322** **3** **PPB**

The proposal includes subdividing an existing 13,500 square foot vacant parcel into three new lots and to construct a new three-story sustainable mixed-use building on each new parcel. The proposal includes a total of 4,074 commercial square feet and 7,113 residential square feet. Lot one includes 1,374 square feet of commercial area and a 1,658 square foot residential unit on a 4,760 square foot lot. Lot two includes 1,344 square feet of commercial area and a 1,616 square foot residential unit on a 5,070 square foot lot. Lot 3 includes 538 square feet of commercial area and a 2,552 square foot residential unit on a 3,670 square foot lot. A total of 10 parking spaces (four covered and six uncovered) are proposed for the project. The project requires Staff Hearing Officer review of a Tentative Subdivision Map and Development Plan Approval.

04/02/2009 PC-APVD-Design Review Required
07/15/2009 PC-Time Extension APVD
10/28/2013 ABR-Project Design Approval
01/21/2014 ABR-Final Approval - Project
02/18/2014 ABR-Final Approval - Details
08/10/2015 ABR-After Final (Approved)

Owner ANABILT, LLC, 232 EUCALYPTUS HILL RD, , SANTA BARBARA, CA 93108
Applicant ANABILT PROPERTIES LLC, 232 EUCALYPTUS HILL DR, , SANTA BARBARA, CA 93108
Architect SHUBIN & DONALDSON ARCHITECTS, 403 E. MONTECITO ST. #2A, , SANTA BARBARA, CA 93101

427 BATH ST **037-192-005** **MST2002-00191** **1** **ABR**

Proposal to construct a 2,168 square foot, two-story, mixed-use building to the rear of a 7,500 square foot lot with an attached two-car garage, and to remove an existing 331 square foot, one-car garage. The proposal includes two uncovered parking spaces for the residential units and one uncovered parking space for the 200 square foot commercial use on the ground floor. There is an existing 1,226 square foot, single-story residence, which is proposed to remain unaltered.

07/08/2002 ABR-Prelim Approval - Project
06/16/2003 ABR-Final Approval - Details
06/16/2003 ABR-Final Approval - Project

Owner SERAFIN & MARIA ELEN RAYA, 427 BATH ST., , SANTA BARBARA, CA 93101
Applicant GIL GARCIA, 122 E ARRELLAGA, , SANTA BARBARA, CA 93101

633 BATH ST **037-113-010** **MST2006-00480** **-2** **MEB**

Proposal for the Redevelopment Agency to acquire two parcels, demolish the existing residences, and construct a neighborhood park.

Owner DANIEL & ANNA LOPEZ LIVING TRUST 8/, 3021 SAMARKAND DR, , SANTA BARBARA, CA 93105
Applicant MARCK AGUILAR, , , ,

511 BROSIAN WAY **047-030-011** **MST2014-00149** **1** **TB**

Proposal to construct a 4,656 square foot one-story single-family residence, with an attached 533 square foot two-car garage, a 198 square foot one-car carport, and two uncovered parking spaces on a vacant 2.2 acre lot. The proposal includes an outdoor pool and spa, landscaping, and approximately 600 cubic yards of cut grading and, 3,560 cubic yards of fill grading. The proposed total of 5,387 square feet of development in the Hillside Design District and both the appealable and non-appealable jurisdictions of the Coastal Zone is 95% of the guideline maximum floor-to-lot area ratio. The project received approval of a Coastal Development Permit from the Planning Commission.

11/06/2014 PC-APVD-Design Review Required
12/15/2014 SFDB-Project Design Approval
01/27/2015 CC-SFDB Appeal (Proj APVD)
01/27/2015 CC-SHO PC Appeal (Proj APVD)
06/01/2015 SFDB-Final Approval - Project

Owner JOHN PARK, 2410 FLETCHER AVE, 3RD FLOOR, SANTA BARBARA, CA 93101
Architect CEARNAL ANDRULAITIS, LLP, 521 1/2 STATE ST, , SANTA BARBARA, CA 93101

Address	APN	Case Number	Net New Units	
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Status: Building Permit Issued

1642 CALLE CANON **041-140-008** **MST2012-00205** **1** **DPG**

Proposal to construct a new split level 1,812 square foot residence with an attached 568 square foot garage, a 312 square foot workshop and a 922 square foot basement located on an approximately 5.9 acre lot in the Hillside Design District. The proposal includes a new detached 1,291 square foot two story two-car garage/barn. Two single family residences and an accessory structure currently exist on the project site. The proposed total of 4,444 square feet of new construction in addition to the existing 2,121 square feet of the existing residences is 85% of the guideline floor-to-lot-area ratio (FAR). The project requires Staff Hearing Officer review for a Performance Standard Permit for three single family residences on one lot. The project will address violations in ENF2012-00027.

01/23/2013 SHO-APVD-Design Review Req'd
03/11/2013 SFDB-Proj Des & Final Approval

Owner CHARLES MUGLER, 1642 CALLE CANON, , SANTA BARBARA, CA 93101
Architect GARCIA ARCHITECTS INC, 122 E ARRELLAGA ST, , SANTA BARBARA, CA 93101

316 S CANADA ST **017-292-010** **MST2004-00407** **1** **ABR**

Proposal to construct an additional 1,102 square foot residence with an attached three-car garage to an existing 703 square foot one-story residence with a detached one-car garage located on a 5,000 square foot lot. The project will result in the conversion of an existing single-family residence into a duplex.

01/24/2005 ABR-Final Approval - Project

Owner FRANCISCO MAMAHUA, 316 S CANADA ST, , SANTA BARBARA, CA 93103
Architect ROBERT STAMPS, 640 W. ORTEGA ST., , SANTA BARBARA, CA 93101

810 E CANON PERDIDO ST A **031-042-003** **MST2013-00456** **1** **ABR**

Proposal to legalize the conversion of an existing 1,545 square foot, one-story duplex to a triplex under the Average Unit Density (AUD) Incentive Program. The project includes "as-built" interior remodel of the duplex and the legalization of an "as-built" illegal unit, which includes a new "as-built" 220 square foot upper loft floor area on this 11,250 square foot parcel. Also proposed is to permit the after-the-fact demolition of a two-car garage, approval of five new uncovered parking spaces, associated landscape changes, and removal of unpermitted structures located within the setbacks. An existing one-story 445 square foot single-family dwelling on site will remain unaltered. This application addresses violations identified in enforcement case ENF2013-00402. The project received an environmental finding for CEQA Guidelines Section 15183 Exemption.

12/09/2013 ABR-Project Design Approval
01/13/2014 ABR-Final Approval - Project
12/15/2014 ABR-Final Approval - Details

Owner SCOTT CHASSE TRUST, 2211 LOS ENCINOS RD, , OJAI, CA 93023
Designer ROBINSON DRAFTING & DESIGN, ATTN: LOUIS ROBINSON, 315 E. MOUNTAIN DR., SANTA BARBARA, CA 93108

Status: Building Permit Issued

1330 CHAPALA ST	039-131-001	MST2013-00169	33	ALD
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This is a revised project description. Proposal for a new, three-story, 41'-5" tall mixed-use development on a 91,000 square foot parcel located at the corner of W. Sola and Chapala Streets. The project will comprise 33 residential apartments (totaling 28,049 square feet) and two commercial units (895 square feet). The new building will total 61,456 square feet, including a 665 square foot exercise room and a 13,884 square foot partially below-grade parking garage. The parking garage will contain 41 spaces, and a surface lot will contain 50 spaces for a total of 91 spaces, with 33 spaces allocated to the residential units, two spaces allocated to the commercial units and 56 spaces allocated to the Arlington Theatre. Also proposed is the removal of nineteen mature trees, with twelve existing trees to be protected on site and six mature palm trees to be relocated on site. Grading excavation will total 3,400 cubic yards. A detached trash enclosure for the theater is proposed to replace an existing trash enclosure and will be constructed near the northwest corner of the Arlington Theatre. A waiver of parking lot interior planter requirements is requested. This parcel is within the 10% Parking Zone of Benefit and contains a designated Structure of Merit: "Arlington Hotel Garden Arch."

08/14/2013	HLC-Project Design Approval
10/28/2013	CC-HLC Appeal (Proj APVD)
11/19/2014	HLC-Final Approval - Project
05/20/2015	HLC-Final Approval - Details

Owner	METROPOLIT THEATRES CORPORATION, 8727 W THIRD ST, , LOS ANGELES, CA 90048
Architect	PEIKERT + RRM DESIGN GROUP, LISA PLOWMAN, 10 E FIGUEROA STREET, SANTA BARBARA, CA 93101

438 CONEJO RD	019-061-013	MST2013-00336	1	SMR
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Revised project. Proposal to construct a two-story, 2,006 square foot, single-family residence and an attached 440 square foot two-car garage. The previous residence was destroyed in the Tea Fire. The proposal includes the removal of five (5) existing trees, new site walls and decks, 264 cubic yards of site grading. The proposal includes Staff Hearing Officer review for requested zoning modifications. The proposed total of 2,446 square feet, located on a 6,880 square foot parcel in the Hillside Design District, is 84% of the maximum floor-to-lot area ratio (FAR). The prior design was three-stories and 79% FAR.

05/14/2014	SHO-APVD-Design Review Req'd
07/28/2014	SFDB-Proj Des & Final Approval
04/03/2015	EXC-Zoning Exception Approved

Owner	LUIS G FERNANDEZ, 126 N. ALISOS ST., , SANTA BARBARA, CA 93103
Applicant	DARKMOON B DESIGN & ENGINEERING, PO BOX 88, , CARPINTERIA, CA 93014

213 W COTA ST	037-161-004	MST2012-00447	2	ABR
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Proposal for a new three-unit, two-story apartment building totaling 4,181 square feet. The project consists of two three-bedroom units, one two-bedroom unit, five attached garage spaces, and one uncovered parking space. The existing single-family residence will be demolished.

02/04/2013	ABR-Project Design Approval
06/24/2013	ABR-Final Approval - Details
06/24/2013	ABR-Final Approval - Project
02/17/2015	ABR-After Final (Approved)

Owner	TANSEN, SOON SIK, 213 W COTA ST, , SANTA BARBARA, CA 93101
Designer	TOM KRESS, P.O. BOX 5354, , SANTA BARBARA, CA 93150
Contractor	BRANDON ARLINGTON, PO BOX 50803, , SANTA BARBARA, CA 93150

Address	APN	Case Number	Net New Units	
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Status: Building Permit Issued

415 W DE LA GUERRA ST **037-071-004** **MST2004-00613** **1** **ABR**

Proposal to demolish an existing one-story 1,647 square foot single family residence and a detached 400 square foot garage to construct a three-story 2,852 square foot duplex with two 420 square foot attached two-car garages on a 5,000 square foot lot.

02/07/2005 ABR-Prelim Approval - Details
01/23/2006 ABR-Final Approval - Project
01/30/2006 ABR-Final Approval - Details
09/25/2006 ABR-After Final (Approved)

Owner MONTANO & MARY SANTILLANES, 8735 OLNEY STREET, , ROSEMEAD, CA 91770
Applicant MICHAEL SANTILLANES, RETURNED MAIL, ,
Architect RON SORGMAN, 125 E. VICTORIA ST STE B, , SANTA BARBARA, CA 93101

1819 DE LA VINA ST **027-021-012** **MST2002-00242** **4** **MHO**

Proposal for four new residential units consisting of a new 2,050 square foot, two-story duplex to the rear and a new 1,217 square foot, two-story duplex behind the 1,059 square foot existing one-story, single-family residence on a 10,750 square foot lot. The new two-story buildings are proposed with a total of six covered and four uncovered parking spaces and new landscaping. No grading is proposed for the project. Modifications are requested for rear-yard setback, building separation, and private outdoor living space.

11/06/2002 MHO-Approved-DesRev Required
06/09/2003 ABR-Final Approval - Project
10/18/2004 ABR-Final Approval - Project
11/17/2004 MHO-Approved-DesRev Required
11/17/2005 MHO-Approved-DesRev Not Req.

Owner GABRIEL CARBAJAL, 1819 DE LA VINA ST., , SANTA BARBARA, CA 93101
Agent CURTIS MONIOT, 1071 COTA ST., , SANTA YNEZ, CA 93460

1126 DEL MAR AVE **045-221-007** **MST2009-00558** **1** **KAB**

Proposal to convert 599 sq.ft. of the existing residence into a new secondary dwelling unit to an existing single family residence with a detached two-car garage. One new uncovered parking space is proposed. The proposal include interior remodel to construct new kitchen and pantry. No new square footage is proposed to the dwelling.

03/24/2010 SHO-APVD-No Design Review Reqd

Owner ATKINS, MAURINE TRUST 2/8/08, 1126 DEL MAR AVE, , SANTA BARBARA, CA 93109
Architect AMY TAYLOR, P.O. BOX 2370, , SANTA BARBARA, CA 93120
Applicant KIM ATKINS, 828 W. FIGUEROA ST., , SANTA BARBARA, CA 93101

1314 FERRELO RD **029-283-006** **MST2014-00197** **1** **SFDB**

Proposal to construct a new 2,514, two-story single-family residence with an attached 445 square foot two-car garage and a 692 square foot basement on a 10,890 square foot vacant lot in the Hillside Design District. The proposal includes 1,009 square feet of decks, new retaining walls, more than 500 cubic yards of grading, and a widened driveway on an easement on an adjacent property. The proposed total of 3,655 square feet, of which 692 square feet is below grade, is 77% of the required maximum floor-to-lot area ratio (FAR).

07/28/2014 SFDB-Project Design Approval
10/06/2014 SFDB-Final Approval - Project

Owner SCOTT & RO BLACK, 2360 FOOTHILL RD, , SANTA BARBARA, CA 93105
Architect BILL WOLF, 1117 COAST VILLAGE RD, , SANTA BARBARA, CA 93108

Address	APN	Case Number	Net New Units	
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Status: Building Permit Issued

1303 FERRELO RD - LOT 28 **029-271-028** **MST2005-00082** **1** ABR

Proposal to construct a two-story residence with an attached two car garage. Revised design to reconfigure the site grading and slope. The total onsite grading is approximately 188 cubic yards of cut and 188 cubic yards of fill and will be balanced on site. The goal of the revised site grading is to restore the site to the original elevation and slightly increase the building pad. Other site work includes erosion control and addition of site boulders. No changes are proposed to the 3,493 square foot, two-story, single-family residence, with an attached 599 square foot two-car garage, which received Final Approval on January 2, 2007.

01/02/2007 ABR-Final Approval - Project
01/29/2007 ABR-Final Approval - Details
10/10/2011 SFDB-After Final (Approved)
11/04/2013 SFDB-After Final (Approved)

Owner KEVIN GOODWIN, 831 STATE STREET, STE 280, , SANTA BARBARA, CA 93101

Designer GOODWIN DESIGN, 1923 DE LA VINA STREET, SUITE 6, SANTA BARBARA, CA 93101

513 GARDEN ST **031-202-009** **MST2010-00168** **9** ABR

Proposal for a three-story mixed-used project consisting of 2,730 square feet of new commercial space and 3,600 square feet of new residential space in nine residential studio units. The existing 1,144 square foot commercial building will remain on the 14,500 square foot lot.

05/16/2011 ABR-Project Design Approval
11/26/2012 ABR-Final Approval - Project

Architect BARRY WINICK, 512 BRINKERHOFF AVENUE, , SANTA BARBARA, CA 93101

Owner MACY CORNERSTONE LLC, 1423 KENWOOD RD., , SANTA BARBARA, CA 93109

Architect MARK MACY, 315 LINDEN ST., , SAN FRANCISCO, CA 94102

522 GARDEN ST **031-211-023** **MST2013-00464** **2** ABR

This is a revised project description: Proposal to construct a new three-story mixed-use building on a 3,320 square foot vacant lot. The project consists of two commercial tenant spaces of 247 and 221 square feet on the ground floor, an 884 square foot residential unit with a 481 square foot deck on the second floor, a 718 square foot unit with a 175 square foot deck on the third floor and a 692 square foot roof deck. Parking consists of two residential parking spaces and two bicycle parking spaces in a two-car garage, and two uncovered parking spaces for the commercial units. The project is proposed under the Average Unit-size Density Incentive Program with the average unit size of 718 square feet.

04/14/2014 ABR-Proj Des & Final Approval
04/23/2014 ABR-Final Approval - Details
02/23/2015 ABR-After Final (Approved)
03/18/2015 ABR-F.A. (Staff Approval)
11/23/2015 ABR-After Final (Approved)

Owner CARLA LEJADE, 77 SPRUCE COVE, , HARPSWELL, ME 04079

Architect JEFF SHELTON ARCHITECT, 519 FIG AVE, , SANTA BARBARA, CA 93101

225 E HALEY ST **031-202-012** **MST2011-00310** **1** ABR

Proposed abatement of ENF2011-00287. This includes the "as-built" conversion of a restaurant and boarding home to a church and residence. The exterior alterations include minor alterations to the windows and doors, extending the second-story deck, and repaving portions of the driveway and parking areas. Four parking spaces are proposed.

08/15/2011 ABR-Proj Des & Final Approval
09/06/2011 ABR-Final Approval - Details
09/03/2013 ABR-After Final (Approved)
10/28/2013 ABR-After Final (Approved)

Owner IGLESIA DEL DIOS VIVO, 225 E HALEY ST, , SANTA BARBARA, CA 93101

Architect JYL RATKEVICH, 1836 LOMA STREET, , SANTA BARBARA, CA 93103

Address	APN	Case Number	Net New Units	
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Status: Building Permit Issued

1565 LA CORONILLA DR **035-302-003** **MST2014-00297** **1** **SFDB**

Proposal to construct a new 3,045 square foot two-story residence with an attached 440 square foot two-car garage. The project includes 380 square feet of decks and a total of 818 cubic yards of cut and fill grading. The proposed total of 3,485 square feet on a 17,646 square foot vacant lot in the Hillside Design District is 80% of the guideline maximum floor-to-lot area ratio (FAR).

08/11/2014 SFDB-Project Design Approval
09/22/2014 SFDB-Final Approval - Project

Owner MARK WILLIAMS, P.O. BOX 60042, , SANTA BARBARA, CA 93160
Designer DON SWANN, 216 NORTHRIDGE RD, , SANTA BARBARA, CA 93105

1570 LA VISTA DEL OCEANO DR **035-180-084** **MST98-00706** **1** **MGS**

Proposal for a new 2,525 square foot three-story residence and an attached 500 square foot two-car garage on a 12,630 square foot vacant lot located in the Hillside Design District. The project requires an estimated 2,240 cubic yards of grading with 1,650 cubic yards outside the footprint of the main building. This project includes site improvements, street access and common grading with the two adjacent parcels (APN 035-180-058 and -085).

10/06/2005 PC-APVD-Design Review Required
01/09/2006 ABR-Prelim Approval - Project
09/05/2006 ABR-Prelim Approval - Details
06/11/2007 ABR-Final Approval - Project
07/14/2008 ABR-Final Approval - Details
07/21/2014 SFDB-After Final (Approved)
06/29/2015 SFDB-After Final (Approved)
02/19/2016 PC-Subst. Conformance APVD

Agent BOB GODA, 101 E. VICTORIA ST., , SANTA BARBARA, CA 93101
Applicant OCEANO INVESTORS, LLC, 200 E. CARRILLO ST., #200, , SANTA BARBARA, CA 93101
Architect THOMAS MEANEY, 629 STATE ST. #240, , SANTA BARBARA, CA 93101

2108 LAS CANOAS RD **021-030-031** **MST2005-00456** **1** **JLI**

Proposal for a new 2,192 square foot one-story single-family dwelling and a 611 square foot detached garage with a second-floor 478 square foot artist studio on a 4.64 acre vacant lot in the Hillside Design District. The proposal includes 490 cubic yards of cut and 505 cubic yards of fill grading outside the main building footprint.

09/26/2005 ABR-Prelim Approval - Project
03/13/2006 ABR-Final Approval - Project
04/19/2007 PC-APVD-Design Review Required
04/23/2007 ABR-Final Approval - Project
01/12/2009 ABR-Final Approval - Project

Owner MCGILVRAY DONALD A/LORNA LEA, 2108 LAS CANOAS RD, , SANTA BARBARA, CA 93105
Architect SCOTT BRANCH, 924 ANACAPA STREET, SUITE 2-U, SANTA BARBARA, CA 93101
Architect BURNELL & JEWETT, 924 ANACAPA ST, , SANTA BARBARA, CA 93101

3753 LINCOLN RD **053-430-015** **MST2014-00312** **1** **SFDB**

Proposal to construct a new 1,967 square foot, one-story, single-family residence, with an attached, 487 square foot, two-car garage, and a 126 accessory building on a vacant lot. The proposed total of 2,574 square feet of development on a 7,500 square foot lot is 84% of the maximum required floor-to-lot area ratio (FAR).

09/08/2014 SFDB-Project Design Approval
01/26/2015 SFDB-Final Approval - Project

Owner GREGORY M GALLANT, 3753 LINCOLN RD, , SANTA BARBARA, CA 93110
Applicant CHRISTINE NOLTE, 3939 CAMELLIA LANE, , SANTA BARBARA, CA 93110

Status: Building Permit Issued

1482 LOU DILLON	015-202-048	MST2012-00003	1	SFDB
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Proposal to construct a new 2,483 square foot, two-story residence with an attached 599 square foot garage on a 2.26-acre lot located in the Hillside Design District. Site improvements include an entry gate, fountain, bio-swale, concrete swale, stone garden walls, flagstone patios, removal of two Eucalyptus trees, walkways and landscaping. The proposal includes 293 cubic yards of cut and fill grading. The proposal is 54% of the maximum allowed floor-to-lot area ratio (FAR) guideline. The project requires compliance with Planning Commission Resolution No. 056-03.

02/27/2012	SFDB-Project Design Approval
07/18/2012	PC-Subst. Conformance APVD
10/08/2012	SFDB-Final Approval - Project
03/03/2014	SFDB-After Final (Approved)

Owner TERENCE & ANGELA BECERRA, 1698 MOSS ROSE WAY, , BEAUMONT, CA 92223

Architect EISENBEIZ DESIGN STUDIO, 2634 MONTROSE PL, , SANTA BARBARA, CA 93105

1478 LOU DILLON LN	015-202-042	MST2007-00644	1	SFDB
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Proposal to construct a two-story 4,556 square foot single-family residence on a 1.7 acre vacant lot in the Hillside Design District. The proposal includes a partially below grade two-car garage and a 246 square foot basement. Also proposed is 1,597 square feet of uncovered patio area and 416 square feet of covered patio area and 420 total cubic yards of cut and fill grading. The proposed total square footage is 83% of the maximum guideline FAR.

07/06/2010	SFDB-Prelim Approval - Project
08/30/2010	SFDB-Final Approval - Project

Owner ARTURO GONZALEZ, 1476 LOU DILLON LN, , SANTA BARBARA, CA 93103

Architect AB DESIGN STUDIO, 130 N. CALLE CESAR CHAVEZ, SUITE 8, SANTA BARBARA, CA 93103

1123 MANITOU RD	041-010-035	MST2013-00197	1	SFDB
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Proposal to construct a new, 2,331 square foot, two-story, single-family residence and an attached, 485 square foot, two-car, garage, located on a vacant, 28,750 square foot, lot in the Hillside Design District. The proposal includes 120 cubic yards of site grading to be balanced on site. The proposed total of 2,816 square feet is 59% of the guideline floor-to-lot area ratio (FAR). The proposed development must comply with conditions of the Planning Commission Resolution No. 054-01, for an eight (8) lot subdivision, approved on September 27, 2001.

07/01/2013	SFDB-Project Design Approval
08/26/2013	SFDB-Final Approval - Project
09/14/2015	SFDB-After Final (Approved)

Owner BRAD VERNON, PO BOX 4040, , SANTA BARBARA, CA 93140

Designer JASON GRANT, 3040 STATE STREET, SUITE E, SANTA BARBARA, CA 93105

3435 MARINA DR	047-022-005	MST2013-00281	1	ALD
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Proposal to construct a 5,990 square foot, three-level, single-family residence, comprised of two-stories and a basement, and a 440 square foot two-car garage, located on a vacant 1.12 acre lot in the Hillside Design District and within the appealable jurisdiction of the Coastal Zone. The proposal includes new site walls and gates, new site landscaping and hardscape, a new pool. 3,854 cubic yards of cut and fill grading are proposed, with 10 cubic yards to be exported off site. The proposed total of 6,430 square feet (of which 5,210 is above grade) is 103% of the guideline floor-to-lot area ratio (FAR). The project includes Planning Commission review for a Coastal Development Permit.

09/18/2014	PC-APVD-Design Review Required
09/22/2014	SFDB-Project Design Approval
11/08/2014	CC-PC Appeal (Proj APVD)
02/12/2015	CCC-CC Appeal (Proj APVD)
03/09/2015	SFDB-Final Approval - Project

Owner CHARLES RUDD, 440 COTA LANE, , MONTECITO, CA 93108

Architect PAUL ZINK, 779 CALABRIA DRIVE, , SANTA BARBARA, CA 93105

Status: Building Permit Issued

1032 E MASON ST	017-133-005	MST2009-00332	5	DPG
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The proposed project includes a new two-story, six-unit affordable senior apartment building in the existing Second Baptist Church parking lot. Each new unit would have one-bedroom and 540 square feet of floor area. The lot is currently developed with a 2,265 square foot church and an existing two-story 2,319 square foot residential duplex. The project includes converting the 1,599 square foot ground floor duplex unit to church use. The existing 720 square foot second floor "care taker's unit" would remain. The seven resulting rental dwelling units would be price restricted for low income seniors. The project would result in 3,864 square feet of non-residential use and 3,960 square feet of residential use on the 24,872 square foot lot. Twenty (20) automobile parking spaces and four bicycle spaces would be provided. State Density Bonus concessions and incentives were requested to allow a six-unit building in the R-2 Zone, outdoor living space consistent with the R-3/R-4 Zone requirements, and parking in the front setback.

12/16/2010	PC-APVD-Design Review Required
07/25/2011	ABR-Project Design Approval
10/24/2011	ABR-Final Approval - Project
10/05/2015	ABR-After Final (Approved)

Owner	SECOND BAPTIST CHURCH OF SANTA BARBARA, PO BOX 482, , SANTA BARBARA, CA 93102
Architect	SHERRY & ASSOCIATES, ATTN: DAWN SHERRY, 513 SANTA BARBARA ST, SANTA BARBARA, CA 93101

1233 MISSION RIDGE RD	019-231-007	MST2010-00186	1	KAB
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This is a revised project description. Proposal to demolish the existing residence, accessory building, and detached garage totaling 2,847 square feet and construct two new single-family residences on a 31,584 square foot lot in the Hillside Design District. The proposal includes Unit 1 as a 3,796 square foot two-story single-family residence with an attached 407 square foot two-car garage, 192 square foot workshop, 674 square foot covered patio, 50 square foot second-story deck, pool, spa, hardscape and retaining walls. Unit 2 is proposed as a 920 square foot one-story additional dwelling unit with a 459 square foot two-car garage and a 125 square foot storage area attached to the main house. The proposed total of 4,395 square feet for Unit 1 is 99.9% of the maximum guideline floor-to-lot area ratio (FAR). The proposed total of 1,504 square feet for Unit 2 is 34% of the maximum guideline floor to lot area ratio. A total of 308 cubic yards of onsite grading is proposed. The project received Planning Commission approval on 3/10/2011 (Resolution No. 005-11) for a Performance Standard Permit to allow an additional dwelling unit per SBMC 28.93.030.E.

01/26/2011	SHO-APVD-Design Review Req'd
03/10/2011	PC-SHO Appeal (Proj APVD)
04/25/2011	SFDB-Project Design Approval
07/19/2011	CC-PC Appeal (Proj APVD)
12/17/2012	SFDB-Final Approval - Project

Owner	SANBORN 1998 TRUST 6/30/98, 1233 MISSION RIDGE RD, , SANTA BARBARA, CA 93103-2054
Architect	LLOYD MALEAR, 29 W. CALLE LAURELES, , SANTA BARBARA, CA 93105
Architect	MARK SHIELDS, 29 W CALLE LAURELES, , SANTA BARBARA, CA 93105

Address	APN	Case Number	Net New Units	
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Status: Building Permit Issued

2016 MISSION RIDGE RD **019-162-002** **MST2001-00833** **1** **ROX**

This is a revised project to include the addition of a new two-story 746 square foot garage and convert the existing, attached one-car garage at the existing residence to habitable space. Proposal for a lot line adjustment and modification of required lot area (due to slopes on the property) from existing parcels of 0.07 acres and 2.5 acres in size to parcels of 1.0 acre and 1.57 acres in size located in the Hillside Design District. Proposed Lot 1 is developed with a 5,426 square foot residence and (2) two car garages totaling 982 square feet. Proposed Lot 2 is currently developed with a one-car garage with a pool cabana of 540 square feet above and swimming pool. The revision to the project on Lot 2 includes enclosing 66 square feet of porch area on the existing cabana and the conversion of the existing 300 square foot garage below to habitable area resulting in a residence, construction of an 8' tall, 64' long privacy wall along the motor court, an 8' tall, 72' long retaining wall along the western property line and the construction of a 746 square foot garage.

01/09/2003	PC-APVD-Design Review Required
09/07/2004	ABR-After Final (Approved)
03/26/2007	ABR-Final Approval - Project
11/07/2007	SHO-APVD-Design Review Req'd
01/15/2008	PC-Subst. Conformance APVD

Owner JAN MARCO VON YURT, 2016 MISSION RIDGE ROAD, , SANTA BARBARA, CA 93103

Designer TONY XIQUES, P.O. BOX 3861, , SANTA BARBARA, CA 93130

903 W MISSION ST **043-113-009** **MST2009-00388** **1** **KAB**

Revised proposal to construct a new 525 square foot second story accessory dwelling unit above a new 623 square foot three-car garage on a 5,000 square foot lot. The proposal includes the demolition of the existing 317 square foot non-conforming garage, and a 25 square foot covered porch to the existing main residence, and a 32 square foot addition to the main residence. The project will result in an 876 square foot main residence, a 525 square foot new accessory dwelling unit and a new 623 square foot three-car garage. The project requires Staff Hearing Officer review for a requested zoning modification to provide less than the required 600 square feet of open yard and to allow the garage to encroach into the required 20 foot front-yard setback.

07/28/2010	SHO-APVD-Design Review Req'd
08/23/2010	ABR-Prelim Approval - Project
10/19/2010	CC-ABR Appeal (Project APVD)
03/07/2011	ABR-Final Approval - Project
05/16/2011	ABR-Proj Des & Final Approval
05/16/2011	ABR-Final Approval - Project
04/27/2015	ABR-After Final (Approved)

Owner FERGUSON HEIDI, 903 W MISSION ST, , SANTA BARBARA, CA 93101

Architect AB DESIGN STUDIO INC, PO BOX 22204, , SANTA BARBARA, CA 93121

Architect KENNETH & HARBAUGH, 903 W. MISSION STREET, , SANTA BARBARA, CA 93101

2032 MODOC RD **043-091-011** **MST2005-00115** **1** **ROX**

Proposal for a 60 square foot addition to 1,078 square foot, one-story residence, the demolition of the existing 420 square foot garage, and the construction of a 860 square foot, two-story addition on a 6,195 square foot lot. The two-story addition includes a 427 square foot garage, with a 433 square foot residential unit above. The proposal includes the addition of one uncovered parking space at the front of the lot.

05/18/2005	MHO-Approved-DesRev Required
07/05/2005	ABR-Prelim Approval - Project
07/18/2005	ABR-Final Approval - Project

Owner FOSTER, LAUREL, 2032 MODOC RD, , SANTA BARBARA, CA 93101

Architect JAMES ZIMMERMAN, 16 W. MISSION ST. STE. H, , SANTA BARBARA, CA 93101

Address	APN	Case Number	Net New Units	
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Status: Building Permit Issued

1216 E MONTECITO ST	017-062-004	MST2010-00378	1	ABR
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Proposal to demolish the existing 749 square foot single-family residence and construct two new detached units on a 5,300 square foot lot. Proposed is a 1,196 square foot two-story single family residence at the front of the lot and a detached two-story structure at the rear of the lot consisting of a 600 square foot accessory dwelling unit and a 557 square foot two-car garage. One uncovered parking space is also proposed. The project will address violations listed under enforcement case ENF2009-01426.

09/04/2012 ABR-Project Design Approval
01/14/2013 ABR-Final Approval - Project

Owner GONZALEZ, JOSE LUIS, 226 N. SOLEDAD, , SANTA BARBARA, CA 93103
Designer JOSE ESPARZA, 232 ANACAPA STREET, , SANTA BARBARA, CA 93101

1226 E MONTECITO ST	017-062-007	MST2011-00034	1	ABR
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(Proposal for a new 1,537 square foot two-story residential dwelling unit and 500 square foot attached two-car garage to be attached to an existing 1,279 square foot one-story single-family dwelling to create a duplex. An existing detached two-car garage will be demolished. The existing 1,297 square foot one-story single-family dwelling and 475 square foot detached two-car carport will remain on the 11,667 square foot lot. The project will address violations in ENF2010-00756 by replacing the required parking spaces.)

05/02/2011 ABR-Proj Des & Final Approval

Owner EDWARD ST. GEORGE, 6563 TRIGO RD., , GOLETA, CA 93117
Architect ON DESIGN, 925 DE LA VINA, , SANTA BARBARA, CA 93101

965 W MOUNTAIN DR	021-050-026	MST2013-00047	1	SFDB
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Proposal to convert an existing 488 square foot accessory building into a new two-story 1,120 square foot single-family residence located on a 10.31 acre lot in the Hillside Design District. The proposal includes a new 333 square foot one-story addition, and creating a new 299 square foot second level within the existing structure. Construction of a new 750 square foot detached two-car garage is also proposed. An existing 119 square foot shed is proposed to remain. The proposal includes a reduction in size to an existing shade structure adjacent to the proposed new garage. The proposed development total of 1,926 square feet is 21% of the guideline floor-to-lot area ratio (FAR).

02/25/2013 SFDB-Project Design Approval
07/29/2013 SFDB-Final Approval - Project

Owner HAYASHI BRUCE TAMAO/JANICE ELIZABET, 13906 E WALNUT ST, , WHITTIER, CA 90602
Applicant SOPHIE CALVIN, PO BOX 50716, , SANTA BARBARA, CA 93150

1291 W MOUNTAIN DR	021-050-037	MST2012-00030	1	SFDB
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Proposal to construct a 2,499 square foot, one-story, single-family residence, and an attached, 635 square foot, two-car garage, located on a 3-acre lot in the Hillside Design District. The proposal includes 642 cubic yards of cut and 633 cubic yards of fill. Construction of a detached 500 square foot accessory workshop structure and a 390 square foot open barn is also proposed. The proposed total of 4,024 square feet is 66% of the guideline floor-to-lot area ratio (FAR).

02/13/2012 SFDB-Project Design Approval
04/23/2012 SFDB-Final Approval - Project
05/28/2013 SFDB-After Final (Approved)
09/09/2013 SFDB-After Final (Approved)
12/09/2013 SFDB-After Final (Approved)

Architect BLACKBIRD ARCHITECTS, 235 PALM AVE., ATTN: ADAM SHARKEY/KEN RADTKEY, SANTA BARBARA, CA 93101
Owner ALLISON ARMOUR REVOCABLE LIVING TRUST, 224 GIBRALTER RD, , SANTA BARBARA, CA 93105

Address	APN	Case Number	Net New Units	
Status: Building Permit Issued				
1301 W MOUNTAIN DR	021-050-038	MST2012-00005	1	DPG
<p>Proposal to construct a new 6,221 square foot, two-story residence with an attached 725 square foot, three-car garage. The original 3,718 square foot residence was destroyed in the Tea Fire. Proposal to construct a 615 square foot addition to an existing 510 square foot second residence and to construct a new 450 square foot two-car carport for the second residence. The project includes approximately 1,886 cubic yards of cut and fill grading located outside of the building footprint. The 10.5 acre project site is located in the Hillside Design District. The proposal is 78% of the maximum floor-to-lot area ratio (FAR) guideline. The project includes Staff Hearing Officer review for the requested Performance Standard Permit to allow an additional dwelling unit.</p>				
	04/04/2012	SHO-APVD-Design Review Req'd		
	05/07/2012	SFDB-Proj Des & Final Approval		
	04/09/2014	SHO-Time Extension APVD		
Owner	MCCORKELL, DONALD L JR, DON & MARILYN MCCORKELL, 1326 ESTRELLA DR, SANTA BARBARA, CA 93110			
Architect	BLACKBIRD ARCHITECTS, 235 PALM AVE., ATTN: ADAM SHARKEY, SANTA BARBARA, CA 93101			
1146 NIRVANA RD	043-060-013	MST2014-00046	1	SMR
<p>Proposal to remodel and convert the existing 957 square foot, detached accessory building into a new 482 square foot additional dwelling unit, a 377 square foot two-car garage, and 123 square feet of storage. The proposal includes two new uncovered parking spaces. Staff Hearing Officer review is requested for a Performance Standard Permit and for requested zoning modifications. No alterations are proposed to the existing, 2,009 square foot, single-family residence. The proposed development total of 2,991 square feet, located on a 1.78 acre lot in the Hillside Design District, is 55% of the required floor-to-lot area ratio (FAR).</p>				
	04/16/2014	SHO-APVD-Design Review Req'd		
	06/30/2014	SFDB-Proj Des & Final Approval		
Owner	SCHLUMBERGER, CHRISTIANE LIVING TRU, 1146 NIRVANA RD, , SANTA BARBARA, CA 93101			
Architect	SUSETTE NAYLOR, 900 PHILINDA, , SANTA BARBARA, CA 93103			
129 OLIVER RD	041-344-005	MST2013-00511	1	SFDB
<p>Proposal for construction of a 2,997 square foot, two-story, single-family residence and an attached, 449 square foot, two-car garage, located on a 12,500 square foot vacant lot and within the non-appealable jurisdiction of the Coastal Zone. The proposal includes two upper level decks and a total of 1,351 cubic yards of site grading (including 1,231 cubic yards of grading beneath the building footprint and 120 cubic yards elsewhere on the site). The proposed total of 3,446 square feet is 85% of the required maximum floor-to-lot area ratio (FAR).</p>				
	07/14/2014	SFDB-Proj Des & Final Approval		
	07/22/2014	Coastal Excl APVD (Other Rev)		
Owner	RONALD P & ANNA H. ABELES TRUST, 5 VENDOME COURT, , BETHESDA, MD 20817			
Architect	DAVID VANHOY, 2860 BASELINE AVE, , SANTA YNEZ, CA 93460			
102 ONTARE HILLS LN	055-160-054	MST2010-00156	1	SFDB
<p>Proposal for a new two-story 4,282 square foot single-family residence, 750 square foot detached three-car garage, and 500 square foot accessory space above the garage. The project includes a new driveway, hardscape, retaining walls, landscaping, and grading for foundation and site. The proposed total of 5,532 square feet on the 1.1 acre vacant lot in the Hillside Design District is 110% of the maximum guideline floor to lot area ratio.</p>				
	07/19/2010	SFDB-Prelim Approval - Project		
	10/11/2010	SFDB-Final Approval - Project		
Owner	WYNPAC IV, LLC, 5330 DEBBIE RD # 100, , SANTA BARBARA, CA 93111			
Architect	BILL WOLF, PACIFIC ARCHITECTS, 1117 COAST VILLAGE RD., MONTECITO, CA 93108			
Owner	STEPHEN P WILEY, 733 CALLE DE LOS AMIGOS, , SANTA BARBARA, CA 93105			

Address	APN	Case Number	Net New Units	
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Status: Building Permit Issued

832 ORANGE AVE	037-024-002	MST2005-00657	1	MHO
Proposal to demolish a 789 square foot residence and existing garage on a lot where two units currently exist. A new unit is proposed to be attached to the remaining 933 square foot unit to create a two-story, 3,344 square foot duplex, with a 406 square foot attached two-car garage. Two covered and two uncovered parking spaces are proposed. A modification is requested to allow one uncovered parking space to encroach into the required interior yard setback.				
09/27/2006	SHO-APVD-Design Review Req'd			
11/07/2006	ABR-Prelim Approval - Project			
Owner	LORENZO & MARIA MARTINEZ, 832 ORANGE AVE, , SANTA BARBARA, CA 93101			
Applicant	MANUEL CONTRERAS, 1950 HAZELTINE DR, , OXNARD, CA 93036			
2204 PARKWAY DR	025-171-031	MST2012-00070	1	SMR
Proposal for a new two-story building consisting of a 510 square foot second floor dwelling unit above a new 721 square foot three-car garage located at the rear of the property. The existing 1,023 square foot one-story single-family residence located on the 5,032 square foot lot will remain unchanged. Total development on site will be 2,254 square feet. The building is proposed to be located at the property line to the north adjacent to the commercial zoned property and encroaches into the interior setback. Staff Hearing Officer review of a zoning modification is requested for the setback encroachment.				
09/05/2012	SHO-APVD-Design Review Req'd			
10/01/2012	ABR-Project Design Approval			
10/22/2012	ABR-Final Approval - Project			
Owner	NICHOLAS KALIONZES, 2204 PARKWAY DR, , SANTA BARBARA, CA 93105			
Designer	ANGELI DE COVOLO INC, 122 E ARRELLAGA STREET, , SANTA BARBARA, CA 93101			
Architect	ANGELI DE COVOLO, INC., 122 E ARRELLAGA STREET, , SANTA BARBARA, CA 93101			
826 W PEDREGOSA ST	043-121-020	MST2008-00011	1	ABR
Proposal to construct a new one-story 983 square foot dwelling unit on a 10,408 square foot lot in the R-2 Zone. The parcel is currently developed with an existing one-story 1,481 square foot dwelling unit to remain. The project includes the removal of an existing 457 square foot patio and construction of a new 340 square foot patio cover to the existing residence. The proposal includes four parking spaces, two covered and two uncovered, with the covered parking to be provided by a new detached 338 square foot two-car carport.				
04/21/2008	ABR-Prelim Approval - Project			
05/12/2008	ABR-Final Approval - Project			
08/11/2008	ABR-After Final (Approved)			
Owner	ESCOBAR JUAN/THERESA, 826 W PEDREGOSA ST, , SANTA BARBARA, CA 93101			
Architect	SCOTT BRANCH, 924 ANACAPA #2-U, , SANTA BARBARA, CA 93101			
312 RANCHERIA ST	037-231-010	MST2014-00567	7	ABR
Proposal to construct a new seven unit apartment complex on an 11,375 square foot vacant parcel. The project comprises two, 2-story buildings. Building 1 will be 2,433 square feet in size and will house three units and Building 2 will be 3,248 square feet in size and will house four units. Seven uncovered parking spaces and seven bicycle parking spaces are proposed, as well as new site utilities and a landscape plan. Two 20 foot tall pepper trees and one 20 foot tall palm tree will be removed. There will be 250 cubic yards of grading, which will be balanced on site. Under the Average Unit-Size Density (AUD) Incentive Program, the density of the proposed project is 27 dwelling units per acre with an average unit size of 812 square feet.				
03/30/2015	ABR-Project Design Approval			
07/13/2015	ABR-Final Approval - Project			
Owner	RANCHERIA COTTAGES, LLC, 1126 OXLEY ST, , S PASADENA, CA 91030			
Applicant	ACME ARCHITECTURE, KEITH RIVERA, AIA, 339 WOODLEY CT, SANTA BARBARA, CA 93105			

Address	APN	Case Number	Net New Units	
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Status: Building Permit Issued

4119 SAN MARTIN WAY **059-212-037** **MST2010-00272** **1** **ROX**

Proposal for a new, two-story, 1,912 square foot single-family modular residence with an attached, two-car, 400 square foot garage on a 5,914 square foot parcel. The proposed total of 2,312 square feet is 87% of the maximum floor to lot area ratio guideline for an R-2 residential zoned parcel. The proposal includes a vegetated roof over the garage. The project received Staff Hearing Officer approval on 11/3/10 (Resolution No. 056-10) to allow less than the minimum dimension for the required open yard and to provide a portion of the open yard in the front setback and front yard.

11/03/2010 SHO-APVD-Design Review Req'd
12/06/2010 SFDB-Prelim Approval - Project
12/13/2010 SFDB-Final Approval - Project
05/07/2012 SFDB-Final Approval - Details
05/14/2012 SFDB-After Final (Approved)

Owner DANA AND RENEE LONGO, 4119 SAN MARTIN WAY, , SANTA BARBARA, CA 93110
Applicant DANA AND RENEE LONGO, 509 BRINKERHOFF AVENUE, , SANTA BARBARA, CA 93101
Contractor SKYELINE CONSTRUCTION, 506 N QUARANTINA, , SANTA BARBARA, CA 93103
Architect TOBY LONG DESIGN, 6114 LA SALLE AVE #552, , OAKLAND, CA 94611
Contractor LUCERNE PACIFIC INC., 12601 FLETCHER DR, , GARDEN GROVE, CA 92840

1003 SANTA BARBARA ST A **029-211-013** **MST2013-00418** **1** **SMR**

This is a revised project description. Proposal for a 1,731 square foot two-story addition to be constructed on top of an existing 1,489 square foot, one-story commercial building. The commercial building will be converted to residential use and will be used as a four-car garage and storage. The resulting three-story single-family dwelling unit will be 40'-6" tall on an approximately 2,000 square foot parcel. Total floor area on site will be 3,312 square feet, or a 1.65 floor-to-lot-area ratio. A total of 969 square feet of outdoor decks and landings is also proposed. There will be 124 square feet of permeable paving installed in the driveway. The project received Staff Hearing Officer review for requested zoning modifications for setback encroachments and open yard area.

04/16/2014 SHO-APVD-Design Review Req'd
12/03/2014 HLC-Proj Des & Final Approval
09/09/2015 HLC-After Final (Approved)
12/03/2015 SHO-Subst. Conformance APVD

Applicant VANGUARD PLANNING LLC, ATTN: JARRETT GORIN, AICP, 735 STATE STREET, SUITE 204, SANTA BARBARA, CA 93101-5502
Architect ARKETYPE ARCHITECTS INC., 275 SAN CLEMENTE STREET, , VENTURA, CA 93001
Owner ROBERT DIBLEY, 1114 STATE STREET, SUITE 247, SANTA BARBARA, CA 93101

1626 SANTA BARBARA ST **027-192-024** **MST2014-00469** **1** **JSK**

This is a revised project description. Proposal to construct a new two-story attached 719 square foot, three-car garage with a 687 square foot residential unit above. The proposal includes the addition of a new one-story, 457 square foot master bedroom and additions to the first and second floor of the existing single-family residence totaling in 200 square feet. The site is already developed with an existing, 2,301 square foot, two-story residence. The proposal will include a total of three-covered parking spaces. A modification has been granted to allow for a parking reduction of one space for a total of three (3) parking spaces. The proposed site development is 4,405 square feet, located on a 20,900 square foot lot. The proposal includes the relocation of the driveway and a new curb cut. This structure is a potential historic Structure of Merit.

03/18/2015 SHO-APVD-Design Review Req'd
05/06/2015 HLC-Proj Des & Final Approval

Owner FULMER FAMILY TRUST, 1930 MISSION RIDGE RD, , SANTA BARBARA, CA 93103
Architect AMY VON PROTZ, 217 SAN NAPOLI, , GOLETA, CA 93117
Architect PATRICK MARR, , , ,

Address	APN	Case Number	Net New Units	
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Status: Building Permit Issued

2405 STATE ST **025-071-012** **MST2014-00418** **1** **SFDB**

Proposal to construct a 2,101 square foot, two-story single-family residence with an attached 505 square foot, two-car garage. The project includes a new driveway, walkways, curb cut, patios, site walls, and fencing, an outdoor fireplace, and the removal of front setback trees. It also includes 2,825 cubic yard of cut and fill grading, of which 235 cubic yards will be exported. The proposed total of 2,606 square feet on a vacant lot is 85% of the required maximum floor-to-lot area ratio (FAR).

02/23/2015 SFDB-Proj Des & Final Approval
04/21/2015 CC-ABR Appeal (Project APVD)
01/11/2016 SFDB-After Final (Approved)

Owner DAN UNDERWOOD, P.O. BOX 6037, , SANTA BARBARA, CA 93160
Architect BILL WOLF, 1117 COAST VILLAGE RD, , SANTA BARBARA, CA 93108

3880 STATE ST **057-240-046** **MST2012-00422** **13** **SMR**

Proposal to construct 13 new apartment units in a 13,323 square foot two-story building at the rear of the site near Via Lucero. The project consists of the demolition of 2,152 square feet of commercial structures for the existing nursery. The existing two-story commercial building fronting on State Street will remain unchanged. The new apartment building will be attached to the existing 5,442 square foot one-story office building at the center of the site. The project includes two attached carports for 13 spaces, and a 262 square foot trash enclosure. Parking on the site will be reconfigured with 117 total spaces with 39 of the spaces provided on an adjacent parcel to the west with an off-site parking agreement. The entire site will be made accessible with a new ramp at State Street, a pedestrian lift at the center of the site, and right-of-way improvements at Via Lucero. Pedestrian sidewalk improvements were required at Via Lucero resulting in the proposed building and private outdoor living space for two units being too close to the right-of-way. Staff Hearing Officer review of zoning modifications is requested for the building to encroach into the SD-2 setback and for the private outdoor living space to be less than 10 feet from the front lot line.

06/26/2013 SHO-APVD-Design Review Req'd
01/21/2014 ABR-Proj Des & Final Approval
04/27/2015 ABR-After Final (Approved)
06/17/2015 SHO-Time Extension APVD

Owner SUMIDA FAMILY LTD PARTNERSHIP, 165 S PATTERSON AVENUE, , SANTA BARBARA, CA 93111
Architect LMA ARCHITECTS, ATTN: RICHARD SIX, 315 WEST HALEY ST., SANTA BARBARA, CA 93101

3885 STATE ST **051-022-012** **MST2013-00411** **89** **DPG**

The proposed project consists of demolition of the existing 4,990 square foot motel at 3885 State Street and the 22,250 square foot existing two-story office/commercial building at 3887 State Street; and construction of a new four-story building with 4,469 square feet of new commercial office and retail space; 89 new apartment units with an average unit size of 804 square feet; and a new partially-subterranean 44,691 square foot parking garage with 134 parking spaces. The building would be approximately 136,077 square feet in area (including parking garage) and 45 feet tall. The project proposes a density of 63 dwelling units per acre, as allowed in the Average Unit-Size Density Incentive Program (AUD) Priority Housing Overlay. The project also includes 13 surface commercial parking spaces, 92 bicycle parking spaces, a swimming pool, roof deck, landscaping, grading consisting of 15,094 cubic yards of cut, and merger of the two existing parcels.

04/01/2014 ABR-Project Design Approval
09/15/2014 ABR-Final Approval - Project
10/13/2014 ABR-Final Approval - Details
05/18/2015 ABR-After Final (Approved)
08/10/2015 ABR-After Final (Approved)

Architect DESIGNARC, ATTN: MELISA CINARLI TURNER, 29 W. CALLE LAURELES, SANTA BARBARA, CA 93105
Applicant GREG REITZ, 2910 LINCOLN BLVD., , SANTA MONICA, CA 90405
Applicant JOHN CUYKENDALL, 621 CHAPALA STREET, , SANTA BARBARA, CA 93101
Owner STATE STREET PROPERTY, LLC, 1729 ABBOTT KINNEY, , VENICE, CA 90291

Status: Building Permit Issued

616 E VALERIO ST	027-270-003	MST2013-00030	-1	SFDB
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Proposal to convert an existing duplex into a new 3,454 square foot, three-story single-family residence with an attached 462 square foot two-car garage. The proposal includes an interior remodel of the existing 552 square foot basement and converting 54 square feet of existing basement crawl space into a new habitable floor area. Exterior alterations include eliminating the gable roof element at the front elevation, demolish and rebuild the 68 square foot front porch, demolish the existing 225 square foot second story deck and replace with a new 396 square foot second story deck, addition of new Juliette balconies, and door and window alterations. The proposed development total of 3,916 square feet, located on a 10,704 square foot parcel, is 103% of the floor-to-lot-area ratio (FAR) guideline for an (R-2) two-family residentially zoned parcel.

03/11/2013	SFDB-Project Design Approval
04/02/2013	SFDB-Final Approval - Project
08/26/2013	SFDB-After Final (Approved)
09/03/2013	SFDB-Final Approval - Project
10/14/2013	SFDB-After Final (Approved)

Owner CATHERINE EDWARDSON, 747 SHERIDAN RD, , WILMETTE, IL 60091

Architect HARRISON DESIGN ASSOCIATES, 921 DE LA VINA STREET, , SANTA BARBARA, 93101

122 S VOLUNTARIO ST	017-213-011	MST2014-00047	2	ABR
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Proposal for a new two-story 3,006 square foot duplex at the rear of a lot, a new three-car carport, and three uncovered parking spaces. A total of 3,252 square feet of new impermeable surfaces is proposed. The existing 985 square foot one-story single-family residence will remain at the front of the lot.

05/27/2014	ABR-Project Design Approval
06/02/2014	ABR-Final Approval - Project
10/26/2015	ABR-After Final (Approved)

Owner JANE M BARRETT, 803 RAMETTO LN, , SANTA BARBARA, CA 93108

Architect THOMAS V WRIGHT, 803 RAMETTO LANE, , SANTA BARBARA, CA 93108

END OF REPORT